

of said building, including the restoration of any broken glass and the painting of the present marquee; likewise, Lessor will install in connection with said heating system, a stoker and will place the heating system in good condition, but thereafter, said heating system will be maintained by the Lessee at its expense; likewise, Lessor will install a new folding door on the Laurens Street side of said building and will recondition and place in good condition the front door of said building; likewise, Lessor will paint all outside woodwork and will keep the roof and exterior structural portions of said building in good repair, but Lessor will not be responsible to the Lessee for any damage occasioned by reason of leakage until and unless the Lessee shall first have given to the Lessor written notice of the defective condition of said roof or structural portions of said building and Lessor allowed a reasonable time thereafter in which to repair the same.

The parties hereto agree that the Lessee shall have the right to assign this lease or sublease the whole or any portion of said premises by and with the written consent of the Lessor herein, which consent the Lessor agrees not to unreasonably withhold, but in the event said lease is assigned or said premises or any portion thereof subleased, the Lessee herein shall remain responsible for the rental herein stipulated, unless the Lessor shall relieve the Lessee of any responsibility therefor.

In the event any monthly installment of rent shall be in arrears and unpaid for a period of thirty days or in the event the Lessee is adjudicated bankrupt or is placed in the hands of a receiver or makes an assignment for the benefit of its creditors, upon the happening of either event, this lease shall thereupon terminate at the option of the Lessor.

IT IS UNDERSTOOD AND AGREED that the Lessee shall, before commencement of this lease, make certain repairs to the