

III.

The premises are to be used as a produce market and grocery store, for the sale of groceries, produce, meats, and other related items usually sold at grocery stores, and no other business shall be conducted on the leased premises without the written consent of the Lessor.

IV.

The Lessee is hereby granted the option to extend the term of this lease for a period of seven (7) years after the expiration of the original term of this lease for a monthly rental of Seventy-Five (\$75.00) Dollars, all other provisions of this lease remaining the same, provided he shall give the Lessor at least sixty (60) days notice of his intention to extend the term of this lease and provided that he shall not be in default under this lease at that time.

V.

The Lessee shall keep the demised premises and the building thereon, including the adjoining alley or parkway, in a clean and healthy condition at his own expense, and shall, upon the expiration of this lease, yield up the demised premises to the Lessor in as good condition as they were at the commencement of this lease, reasonable wear and tear excepted.

VI.

The Lessee shall not assign this lease or sub-let the demised premises or any part thereof, without the prior written consent of the Lessor.