

manner interfere with the business of the party of the second part, but shall be done during the regular business hours of the party of the second part unless otherwise agreed upon by the parties hereto; also to allow to have placed upon said premises at all times notice of "For Sale" also "To Rent"; sign or signs sixty (60) days prior to the expiration of this lease and will not interfere with the same.

Seventh: If said party of the second part shall abandon or vacate said premises, the same shall be sold by the party of the first part for such rent, and upon such terms as said first party may see fit, and if a sufficient sum shall not be there realized, after paying the expenses of such re-letting and collecting to satisfy the rent hereby reserved, the party of the second part agrees to satisfy and pay all deficiency.

Eighth: At the termination of this lease, by lapse of time or otherwise, to yield up immediate possession to said party of the first part.

Ninth:

Tenth: Party of the first part hereby agrees not to rent any store in said building for any business similar in nature to that carried on by party of the second part.

Eleventh: Party of the first part further agrees to be responsible for all plate glass in the store, having replaced all broken glass with glass of like quality and dimensions; but if at any time during the term of this lease the frames of said plate glass need repairing the same shall be done by party of the first part.

It is expressly agreed between the parties hereto, that if default be made in the payment of the rent above reserved, or any part thereof, or in any of the covenants and agreements herein contained to be kept by the party of the second part, it shall be lawful for the party of the first part or the legal representatives of said party after ten days previous written notice to second party at any time thereafter, at the election of said first party, or the legal representatives thereof, without further notice unless said default be cured within said ten days to declare said term ended, and to re-enter said demised premises, or any part thereof, either with or without process of law, and the said party of the second part or any persons or persons occupying the same, to expel, remove and put out, using such force as may be necessary so to do, and the said premises again to re-possess and enjoy, as before this demise, without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenants, and party of the second part covenants and agrees that said party of the first part, or the representative
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or assigns of said party shall have at all times the right to distrain for rent due, and shall have a valid and first lien upon all property of said party of the second part, whether exempt by law or not, as security for the payment of the rent therein reserved.

It is further agreed by the parties hereto, that after the service of notice, or the commencement of suit, or after final judgment for possession of said premises the first party may receive and collect any rent due, and the payment of said rent shall not waive or affect said notice, said suit or said judgment.

It is further understood and agreed by and between the parties hereto that in the event that said leased premises shall be partially, but not wholly, destroyed by fire, or other unavoidable casualty, then the lessee shall repair and restore same with all reasonable diligence to substantially the condition in which they were at the time of the happening of such fire or unavoidable casualty, and during the period required for said repairing and restoring, the rent shall abate in such proportion as the part of said demised premises thus actually destroyed, bears to the balance or undestroyed portion of said premises, such abatement of rent to continue until the said premises are so restored; but that in the event that said leased premises shall be totally destroyed or rendered wholly unfit for their accustomed uses, by fire or other unavoidable casualty, then it shall be optional with either lessor or lessee to terminate this lease by serving upon lessee at its office at Arthington Street and Howard Avenue, Chicago, Illinois, or lessor at the last known address of lessor within ten (10) days from the date of the beginning of such fire or casualty, a written notice of such termination, such termination to take effect on the date of the service of such notice, and in case such notice is so served, the rent shall abate from the date of the beginning of such fire or casualty, but if such notice be not served within ten (10) days as above prescribed, then this lease shall not terminate, but shall remain in full force and effect, and lessor shall then proceed with diligence to restore the said leased premises to substantially the condition in which they were at the time of the happening of such fire or casualty, and the abatement therefor shall abate from the date of the beginning of such fire or casualty, until such premises shall be so restored, but no longer.

And first party doth covenant that second
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