

the Lessee shall have the right to cancel this lease. In the event that part of the building shall be condemned and the Lessee shall in its opinion be able to properly conduct its business, then the rental is to be apportioned in proportion with area condemned and taken.

(5) Lessee shall keep the building in good condition and repair and deliver up the same at the expiration or earlier termination of its lease in good order and condition, ordinary wear and tear excepted. Lessee shall keep the roof of the building in good repair and ensure the plates, glass, doors and windows. The Lessee shall at their own cost and expense make structural repairs. All inside repairs ordinary wear and tear excepted, shall be made by Lessee.

(6) The Lessee may alter and change part of said building at its own cost and expense when necessary for the purpose of its business, provided such alterations and changes will not injure the building and are done in a fire safe workmanlike manner, such provided, however, that before any such change or any part of said building it shall obtain the written consent of the Lessor.

It being understood and agreed that such consent shall not be unreasonably withheld.

(7) The Lessee may assign its lease or sublet all or any part of the leased premises and provided, however, that the assignment or subletting shall not be for any business that tends to depreciate the value of the property. In the event Lessee assigns the lease or sublets all of the leased premises to any person, firm or corporation not a subsidiary of Lessee but who is associated or affiliated with it in the conduct of its business as a violation and agreed that said tenants shall, for the remainder of the term hereafter pay rent upon the same basis as herein before provided and in no event shall the rental be less than the average monthly rental paid by the within named Lessee during the last two years preceding the subletting, provided, however, that such assignment or subletting shall in no wise relieve the Lessee from its obligations hereunder.

(8) Upon the Lessee's failure to pay any charges of taxes, interest, assessments or any other charges of any kind and return whatsoever that may in any way tend to jeopardize the Lessee's right of possession, then in that event, the Lessee shall have the option of paying same together with any cost attached thereto and deduct same from the rental as it may become due and payable.

(9) The Lessor covenants that the Lessee have full authority to execute this lease and that the Lessee in paying the rent herein reserved and performing the covenants on its part shall and may quietly have, hold and enjoy the demised premises during the aforesaid term.

(10) The Lessee at or before the termination of its lease may remove any and all store fixtures, counter, shelving, show cases, mirrors or any other movable fixtures placed in the premises at Lessee's expense.

(11) In case the Lessee shall fail to pay the monthly installments or rent herein above provided for or perform any other condition herein on its part for thirty (30) days after Lessee shall have given its written notice by registered mail to the above mentioned address or to any address that may be designated by the Lessee, then the Lessor may at their option declare this lease terminated and expel the Lessee therefrom without prejudice to other remedies.