

signs shall be promptly repaired by the Lessee at its own cost and expense. The Lessee shall have the right and privilege, without charge, to store its truck in the Lessor's garage adjacent to the demised premises.

8. The demised premises shall be used by the Lessee as a general warehouse and for the storage of goods and for necessary office purposes in connection therewith; and the Lessee shall have the right to sub-let all or any part of the demised premises at any time during the term of this lease.

9. The Lessor, at all times during the term hereof, shall have access to the said premises during the business hours of the day for the purpose of making inspections or repairs.

10. The Lessee covenants and agrees to pay the rent at the times aforesaid during the continuance of the said term; not to do or suffer any waste upon said premises; and at the end of said term to deliver up said premises in as good state and condition as reasonable use and wear thereof will permit, damages by fire or the elements, and damages not resulting from the negligence of the Lessee or not required to be repaired by the Lessee under the terms hereof excepted.

11. The Lessee shall, during the term of this lease, pay all bills for heating and lighting the demised premises and for water consumed therein by the Lessee.

12. In the event of any default by the Lessee in the payment of rent or in the performance of any other covenant or condition hereunder to be performed by the Lessee, continuing for ten days after written notice or demand with respect thereto by the Lessor, and thereupon this lease, and the term and estate herein granted, and all the right, title and interest of the Lessee hereunder, shall cease, terminate, and expire at the discretion of the Lessor only.

13. It is hereby agreed that the mailing of a written notice or demand, enclosed in a sealed post-paid envelope, by registered mail, addressed to the Lessor or the Lessee, as the case may be, at the address designated at the beginning of this agreement, shall be sufficient notice or demand in any case arising under this agreement.

14. The waiver by either party as to the breach of any covenant or condition to be performed by the other, or the failure of either party to insist upon strict performance of any covenant or condition by the other to be performed, shall not be deemed to abrogate such covenant or condition nor be deemed as a waiver of any continuing or subsequent breach thereof, but such covenant or condition shall continue and remain in full force and effect.

15. The covenants and conditions herein contained shall be binding upon and enure to the benefit of the respective parties hereto, their heirs, personal representatives, successors and assigns.

16. And the Lessor does covenant and agree that upon payment of the rents by the Lessee as provided herein, and upon due performance by the Lessee of the covenants and conditions by it to be performed hereunder, the Lessee shall and may peaceably and quietly have, hold and enjoy the demised premises for the term herein granted without molestation or hindrance on the part of the Lessor or any other person or persons whomsoever.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed the day and year first above written.