

3. That the Tenant agrees to pay to the Landlord for the use and occupancy of the premises herein described, the following rental:

TWO HUNDRED SIXTY (\$260.00) DOLLARS on the first day of July, 1946, and a like sum on the first day of each successive calendar month thereafter during the term of this lease.

4. The Tenant does hereby covenant and agree that it will not assign this lease or sub-let said premises or any part thereof or make any structural alterations therein without the consent in writing of the Landlord and that it will use said premises for the purpose of conducting therein a manufacturing business and for no other purpose, and that it will not use or permit thereon anything which may be of a common nuisance and that it will not do nor permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire nor which may render any increased or extra premium payable for such insurance and that during the term of this lease it will keep the building in good repair and in good condition.

5. Should the building or any substantial part thereof be destroyed or so damaged by fire as to be unfit for occupation or use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the building is restored and made fit for occupation or use. Should the building be totally unfit for occupation or use, this lease shall terminate at the election of either party, notice thereof being given to the other party by registered mail.

6. It is further understood and agreed that the Tenant may attach its usual signs on or about the demised premises provided such signs and other attachments shall comply