

immediate occupancy, by that date. The six stores shall include those occupied, or to be occupied, by Colonial Stores' Super Grocery, drug store, laundromat, men's clothing, and an automobile service station. The streets and sidewalks and parking areas as planned shall be paved and completed, and public utilities and street lighting shall be installed and in operation when the term of this lease begins.

(4) All furniture and fixtures placed in said building by the Lessee, shall be and remain the property of the Lessee, whether attached to the building or not, and the Lessee shall have the right of removing same during the life of this lease or within thirty days thereafter.

(5) The Lessee shall have the right to sub-let or assign these premises, or any part thereof, providing the business or occupation of the sub-tenant, or sub-tenants, shall not be disreputable, illegal or extra hazardous on account of fire, and provided further that the written consent of the Lessors is first obtained. It is agreed that the said written consent shall not be unreasonably withheld. In the event the premises are sub-leased, the Lessee shall continue to be liable for the payment of rentals and the performance of all other covenants contained in this lease.

(6) The Lessors shall carry an adequate amount of insurance on the building, and should it be damaged or destroyed by fire, or other unavoidable casualty, the Lessors shall promptly repair and restore the same to its former condition, whereupon this lease shall continue in force, and rent shall be abated to the Lessee, to the extent that the Lessee is unable to use any portion or all of the premises, until the building has been restored.

(7) The Lessors warrant that they are seized of the above described premises in fee simple, that they have a right to lease it, as herein provided, that it is free and clear from all encumbrances, including taxes and street assessments, and that they will