

against, or levied upon said premises during the term of this lease.

(9) To keep the roof, walls, floors and structural portions of said building in good repair. All changes, additions or improvements required by any legally constituted authority shall be made by the Lessor, and in event that the building is legally condemned, the Lessee shall have the right to terminate this lease on ten days notice.

(10) To lease no other store room in Lewis Plaza Shopping Center for use as a business of a competitive nature to that

operated by the Lessee. Other tenants in Lewis Plaza Shopping Center will be permitted to operate departments in which children's and infants' wear are sold, provided that the sale of such merchandise is not the principal or primary business of such store or stores. THE LESSEE AGREES DURING THE TERM OF THIS LEASE:

*OTM  
None*

(11) To pay the rent as stipulated above.

(12) To carry such plate glass insurance as may be necessary, and to replace all plate glass that may be broken in said building.

(13) To permit the Lessor, or their agent, to visit the property for the purpose of making inspection or repairs at any time during business hours.

(15) To keep the interior of the building painted and in good repair, and to surrender the premises at the expiration of this lease without injury or abuse on their part, fair wear and tear excepted.

(16) The Lessee may, but is not obligated to, from time to time, make such payments on account of mortgages or other encumbrances on or liens against the Lessor's Estate as may be necessary for the protection of the Lessee's Estate, and if the Lessor shall, after notice, fail to repay any amounts so paid, the Lessee shall be subrogated as against the Lessor to the rights of the parties to whom such payments are made, and shall also have the right to deduct any amounts so paid from rents accruing thereafter.

IN WITNESS WHEREOF, the parties hereto have hereunto set