

undertakes to repair or restore the same, the rent for the period necessary to make such repairs or restorations shall be abated in proportion to the portion of said building rendered unusable to the Lessee.

It is understood and agreed that the Lessee herein will supply at its own expense, necessary heat, water and lights incidental to its occupancy of said premises and will keep the improvements situate upon said real estate in a reasonable good state of repair, natural decay and wear excepted.

It is understood and agreed that this lease shall not be assigned or any portion of the premises subleased without the written consent of the Lessor, its successors and assigns and said Lessee shall not make any structural changes, alterations or improvements on the premises without first obtaining the written consent of the Lessor herein.

In the event the Lessor herein or its successors or assigns shall at any time so desire, the Lessee herein shall pay separately and to the respective owners at any time during the term of this lease the rental stipulated on each of the parcels of real estate.

In the event any month's rent shall be in arrears and unpaid for a period of ten days, and said Lessee fails to make good such default after ten days written notice, or in the event the Lessee shall breach any of the terms and provisions of this lease, the same shall thereupon terminate at the option of the Lessor, its successors or assigns. In the event the Lessor shall fail to surrender possession of said premises by January 1, 1950 and in the event said Lessee continues to occupy said premises until expiration of the term hereinabove set forth, or in the event said Lessee shall have given the sixty days written notice of its intention to vacate said premises on any date prior to the expiration date of said term, in either event, the Lessee herein