

THE LESSOR AGREES DURING THE TERM OF THIS LEASE:

(12) To pay all taxes, assessments or liens that may be made against, or levied upon said premises during the term of this lease.

(13) To keep the roof, outer walls and structural portions of the said building in good repair. All changes, additions or improvements required by any legally constituted authority shall be made by the Lessor, and in the event that the building is legally condemned, the Lessee shall have the right to terminate this lease on ten (10) days notice.

(14) To lease no other storeroom in Lewis Plaza Shopping Center for the operation primarily of a ladies ready-to-wear and accessories business. Other tenants in Lewis Plaza Shopping Center will be permitted to operate departments in which ladies ready-to-wear and accessories are sold, provided that the sale of such merchandise is a small part of, and not the primary business of, such store or stores.

THE LESSEE AGREES DURING THE TERM OF THIS LEASE:

(15) To pay the rent as stipulated above.

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

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

(18) To keep the interior of the building painted and in good condition of repair, and to surrender the premises at the expiration of this lease without injury or abuse on its part, natural wear and tear and acts of God excepted.

(19) To pay to the Lessor the Lessee's prorata share of the cost of heating the leased premises and other stores in the same block which are to be supplied with heat from one or more central heating plants. In arriving at the cost of heating each of the stores, the cubic area in each store is to be calculated and the ratio which the cubic area of each store bears to the cubic area of the entire space heated from the central heating plant is to be determined. The cost of the oil or other fuel used in producing the heat for the group of stores is to be shared in accordance with the ratio as above determined.

T. J. Moore  
E.P.