

-2-

The Lessee further agrees, and it is a part of the consideration of this lease, to immediately expend sufficient funds to put a new front on said store building. It is distinctly understood that this is not to be deducted or will not in anywise interfere with the term of payment of this lease, but shall be wholly and separate and the Lessor shall in no wise be responsible for the upkeep and maintenance or repairs and alterations for said building during the term of this lease, other than to see that the roof is kept in proper repair.

It is further agreed that all alterations of major importance shall be first submitted to the Lessor for its approval.

It is further agreed that the Lessee shall not sub-let any portion of this building without the written approval of the Lessor and that the same shall not be assigned or mortgaged in any part without the written consent of the Lessor.

The Lessee covenants and agrees with the Lessor that he will not use or permit said premises to be used by or for any unlawful purpose or permit thereon anything which may be or become a nuisance, and that he will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualty, nor which may render any increase or extra premium payable for such insurance.

The Lessee further covenants and agrees that at the expiration of the term of this lease he will deliver up said premises in as good condition as they shall have been at the beginning of the term of this lease, natural wear and tear along excepted.

In the event of bankruptcy or receivership of the Lessee or his assigns or should the Lessee make any assignment for the benefits of creditors, the Lessor may at its option declare this lease immediately terminated and take possession of the premises or should the Lessee fail to pay any installment of the rent within thirty days after the same shall become due or fail to perform