

the Lessor will maintain the roof of said premises in good repair, but shall not be responsible for any damage sustained by the Lessee as a result of leakage, until and unless the Lessee shall have first notified the Lessor of the need of repairs to said roof and the Lessor afforded a reasonable time thereafter in which to make said repairs.

The Lessee herein is granted permission to erect at its own expense, a mezzanine floor, should the same be desired by the Lessee.

In the event the Lessee, or either of them, is adjudicated bankrupt or makes an assignment for the benefit of creditors, this lease shall thereupon terminate at the option of the Lessor.

Water and lights desired by the Lessee in connection with its occupancy of said premises, shall be at the expense of Lessee, but said Lessee shall be entitled to heat for said premises in accordance with the terms of an agreement heretofore entered into by and between the Lessor and the Paris Theater.

The Lessee agrees to carry at its expense at all times during the term of this lease sufficient public liability insurance to protect the Lessor from and against any loss, incidental to, arising from, or in connection with said premises or the occupancy of the same by the Lessee.

Should the premises hereby leased be damaged by fire or other casualty to such an extent as to render the same unfit and unsuitable for the purposes for which the same are being used by the Lessee, said lease, upon the happening of such an event, shall thereupon terminate at the option of either party hereto.

It is agreed by the parties hereto that this lease shall not be assigned or said premises or any portion thereof sublet, without the written consent of the Lessor herein.

Upon termination of this lease by expiration or otherwise all improvements and alterations made by the Lessee prior thereto, shall constitute a part of the premises hereby leased and become