

inside of the building one time with two coats of a good grade paint. All alterations of the building, or material changes inside the building, will be at the expense of the lessee and with the written consent of the lessor, except the center window in the front of the building the lessor assumes the expense of removing the window and replacing the floor in a good and workmanlike manner.

The lessor, or her agent, may at reasonable times enter upon the said premises to examine the condition of same; that the lessee will, at the end of said term, quietly yield up the said premises in as good and tenantable condition in all respects, reasonable use and damage by fire and other unavoidable casualty excepted, as same now are.

It is agreed that the lessee, Sam Goldberg, shall have the right or privilege of renewing this lease for a term of five (5) years at the expiration of the term above written, provided he give to the lessor sixty (60) days notice of his desire to exercise said option or privilege or renewing. Should said option or privilege be exercised by lessee it shall be on the same terms and conditions as the lease herein written. This privilege is limited to the lessee and does not extend to his heirs or assigns.

It is understood and agreed that the fixtures are the property of the lessee and he is given the privilege at the expiration of the term of this lease to remove all fixtures from the building, provided that if the building, including the walls and floors be damaged the lessee is to repair any damage or injuries caused by the removal of the fixtures.

Provided always, and these presents are upon the condition, that if said rent, or any part thereof, shall at any time be in arrear or unpaid, or if the lessee shall at any time fail or neglect to perform or observe any of the covenants, conditions, or agreements herein contained and on his part to be performed and observed, or if the lessee shall become bankrupt or insolvent or shall compound with his creditors, then and in such case it shall