

such terms and conditions as may be agreed upon by the Lessors, their Successors or Assigns and the Lessees.

The Lessees hereby agree not to assign this lease or sublet the premises or any portion thereof without first obtaining the written consent of the Lessors. If said lease is assigned or the premises sublet, the Lessees shall still be liable to the Lessors for the rent herein stipulated, to be paid monthly according to the terms of said lease and for the performance of all the provisions and covenants of said lease. The Lessees hereby agree that they shall make no repairs, alterations or improvements at the expense of the Lessors or without the consent of the Lessors. The Lessees agree that they will use said property in accordance with the restrictive covenants applicable thereto in that they will not use the said premises or permit the same to be used for the sale of liquor or ardent spirits or for any unlawful business or for anything which might be considered a nuisance.

The Lessee further agrees that it shall maintain the premises in good and clean condition at all times at its own expense and that at the expiration of the term of this lease, that they will deliver up said premises in as good condition as they found it at the beginning of said term, reasonable wear and tear excepted.

The Lessors reserve the right to enter upon said premises to inspect the conditions thereof.

Should the Lessees violate any of the terms, covenants, conditions or provisions of this lease, or become more than thirty (30) days in arrears with the rent, then the Lessors may, at their option, after giving 10 days notice of their intention so to do by registered mail, addressed to the Lessees, declare this lease terminated and take immediate possession of the premises,