

exterior of the building, and the Lessee agrees to maintain the interior of the leased premises, including all re-decorating, painting, repairs and alterations at her own cost and expense. No partitions shall be moved or any structural alterations or repairs made by the Lessee except with the consent of the Lessor.

5. Lessor agrees to furnish heat and hot and cold water for the leased premises and the Lessee agrees to furnish her own lights and electricity.

6. It is further understood and agreed by and between the parties that the Lessee will operate a beauty salon in the leased premises and shall not operate any other type of business on said premises without the consent of the Lessor. The Lessee shall have the right to sub-let or assign this lease only after obtaining the written consent of the Lessor. It is further agreed by and between said parties that sufficient space is reserved in the basement of said leased premises for the purpose of a heating system and the Lessor, his agents or employees shall have the right of ingress and egress to the basement from the ground floor of said leased premises for the purpose of making any necessary repairs on said heating system.

7. It is further agreed by and between said parties that any lady tenant or lady employee of the tenant in the space at the front of the building on the ground floor thereof shall have the right of ingress and egress to the toilet facilities in the leased premises, and the right and privilege to the use of said facilities.

8. It is further agreed by and between said parties that the destruction of the premises by fire or other casualty which shall make the premises unfit for occupancy shall terminate this lease upon written demand of termination being made by either party.

9. In the event one month's rent is in arrears and unpaid for a period of ten days or should the Lessee be adjudicated bankrupt or make an assignment for the benefit of the creditors, the entire rental under this lease shall become immediately due