

(3) Should the Sub-Lessee fail to pay any installment of rent herein provided within ten days after notice and demand, or fail to perform any of the covenants and conditions herein contained, the Lessee may, at its option, either declare the rental for the entire term immediately due and payable, or may declare this lease terminated and take immediate possession of the premises - collecting the rental therefor up to the retaking of such possession.

(4) The Sub-Lessee, in addition to the rental set forth above, shall pay to the Lessee on the Fifteenth day of each and every month of said term, its pro-rata share of the cost of all heating fuel and all electricity used by the parties hereto in the occupancy of said building of which the demised premises constitute a part. It is expressly agreed that in the event some competent electrical firm (to be designated by the Lessee) shall in writing state that separate light meters can be installed without injury to the present electrical system in use in said building that then and in such event the Sub-Lessee shall within Thirty (30) days from receipt of such notice forthwith install a proper light meter and shall thence-forth make payment direct to the utilities company, for all electricity consumed by it during the balance of said term.

(5) The parties hereto shall bear in equal proportion the cost of all labor and materials used in the erection of an adequate partition separating their respective premises on the first-floor of said building, which partition shall be erected within \_\_\_\_\_ days from date hereof at a point approximately 98 feet from the northeastern end of said first-floor.

(6) The Sub-Lessee shall neither do nor permit anything to be done which might render void or voidable any policy for the insurance of the premises against fire or which might cause any additional premiums payable therefor.

(6a) The Lessee represents that it has secured in writing the necessary authorization and approval of the Lessors to enter into this agreement and sub-lease.

(7) The Sub-Lessee may not assign this lease, or sublet the demised premises, in whole or in part, without the Lessee's written consent.