

(8) Should the storeroom on the demised premises be destroyed or so damaged by fire or other casualty as to render the same unfit for occupancy, this lease shall terminate. Should the demised premises be partially destroyed, the same shall be forthwith repaired at the expense of the Landlords, and while the premises are being repaired, the rental shall be reduced in an amount proportionate to the extent of destruction.

(9) The Landlords covenant that the Tenant shall have quiet and peaceful possession of said property throughout the duration of this lease.

(10) The Tenant shall have the right to assign or sublease the within premises with the consent of the Landlords. However, any such assignment or subleasing shall not release the Tenant from liability on this lease.

(11) The Tenant covenants and agrees with the Landlords that it will not use nor permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or which may cause the Landlords to have to pay a fire insurance premium at a rate in excess of that Landlords are forced to pay by reason of the business conducted by the Tenant.

IN WITNESS WHEREOF, The Landlords and Tenant have hereunto set their hands and seals the day and year first above written.

In the Presence of:

C. J. Wyde  
Azide C. Lopez

William S. Reymier (SEAL)

Ruth H. Reymier (SEAL)  
Landlords

REY'S JEWELERS

By William S. Reymier (SEAL)

Ruth H. Reymier  
Tenant.

