

retail from said premises any merchandise which does not conflict or compete directly with the business operated by the Lessor herein, except that in any event, the Lessee may sell men's shoes with a retail selling price not to exceed Ten and no/100 Dollars (\$10.00).

IT IS AGREED that upon expiration of said term the Lessee or his assignee shall have the right to remove from said premises any and all office furniture, tables, equipment and such fixtures as may not be annexed to the structural portion of said premises. However, Lessee or his assignee shall have the right to remove any and all trade fixtures and other similar items provided the same can be removed in such manner as not to damage or mar the structural portion of said premises.

In the event said premises shall be damaged by fire or other casualty to such extent as to render the same unfit for the purpose for which the same is being used, this lease may thereupon be terminated at the option of either party.

The Lessor will keep the roof of the building in which said premises are situate in a reasonable good state of repair, but shall not be responsible for any damage occasioned by leakage until and unless Lessor shall have first been notified in writing by Lessee or his assignee of the defective condition of said roof and allowed a reasonable time thereafter in which to make necessary repairs, taking into consideration the prevailing conditions as to labor and materials.

Lessee and his assignee agree to maintain the premises in the same condition, order and repair as at the commencement of this lease, natural decay and wear excepted, and will make good any and all damage to the premises occasioned by occupancy of the same by Lessee or his assignee.