

and determine this rental agreement. However, should agreement and arrangements for the repair of or rebuilding of said building then be made, then the rental herein provided for the time that such building is under repairs or re-construction shall be abated pro-rata for such unused period. The said Mrs. Cornwell shall at all times have all the provisions of law for the collection of such rentals preserved to and retained by her.

The said J.A. Allen shall not sublet or subrent the said premises and/or the said building to any other person at any time without the written consent and approval of the said Mrs. Cornwell, nor any part thereof. The said building and premises shall not be used for any purposes other than that of a Chiropractic Clinic or treatments except upon the written consent of both parties hereto, or their respective personal representatives thereunto authorized.

The said Dr. J.A. Allen shall keep the said equipment at all times sufficiently insured, and the proceeds from collection of such claims shall enure first to the said Mrs. Mary Cornwell to the extent of any amounts then due her for rent or otherwise. The said Dr. J.A. Allen shall further be responsible to the said owner of building and premises for any and all damages and injuries to the same, or any part thereof, and if such damages or injury be not replaced, repaired or remedied within a reasonable time after such occurrence, the said Mrs. Cornwell may have the same done and charged to the account of said J.A. Allen hereunder. But such damages shall be attributable purely and simply to the acts, either omission or commission, of the said J.A. Allen or his patients, visitors, agents, servants and representatives: in other instances, the said damages shall be chargeable to and borne by the said Mrs. Mary Cornwell.

Any changes in, additions to or subtractions herefrom shall be reduced to writing and signed by the parties to be bound.

The said Dr. Allen hereby employs the said Mrs. Mary Cornwell as receptionist and assistant as follows: to pay her for the month of January, 1954, the weekly sum of twenty-five dollars; for the month of February, 1954, the weekly sum of thirty dollars; for the month of March, 1954, the weekly sum of thirty five dollars, on such day of each week as agreed upon.