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building is considered sound and the Landlords shall not be called upon to make inspection of or repairs to the roof until notified by the Tenant of the necessity therefor and that the Landlords shall not pay any damages from leaks should any occur until, and unless the tenant shall first give the Landlords written notice of the defective condition of said roof and Landlords allowed a reasonable time thereafter in which to repair the same.

6. Except as hereinabove provided, the Landlords shall not be called upon to make any repairs or alterations during the term of this lease.

7. The Tenant agrees to furnish, at his own expense, all electrical fixtures and other equipment incidental to his occupancy of said premises; said tenant further agrees to be responsible for the expense of heat, water and lights. The Tenant shall keep the premises, building, and all fixtures, including heating apparatus, pipes, wires, and windows in good order and repair during the term of this lease, and upon the expiration or termination of said lease, shall deliver up the premises, building, and fixtures in as good condition as they were at the commencement of said lease, reasonable wear and tear alone accepted.

8. The Landlords agree to allow the tenant use of Lot No. 706 for a wholesale and/or retail grocery business but for no other use. The Tenant agrees to dismantle and remove the frame dwelling located on Lot No. 704, bearing all expenses incident thereto. Lumber, fittings, and other materials of the said dismantled dwelling shall become the property of the Tenant. The said Tenant shall then convert the same into a ~~premises~~ ^{premises} for the customers of the store on Lot No. 706. Use of the premises for any other business other than herein called for shall cancel this lease if the Landlords so desire and give ten (10) days notice of the same, in writing, by Registered Mail, addressed to the Tenant at his last known address, at which time the full rental price for the whole of the unexpired term shall be immediately due and payable.

9. Should the building, or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy and use. Should the building be totally or substantially destroyed by fire or other casualty so as to be totally unfit for occupancy and use, this lease shall be terminated at the election of either party, notice thereof in writing being given to the other party.

10. This lease shall not be assigned nor the premises or any part thereof sublet without the written consent of the Landlords. Should the tenant desire to sell the lease he must first obtain the approval of the Landlords as to who buys it.

11. It is agreed that the tenant reserves the right and privilege after payment of the rent at the expiration of the lease of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by and at the expense of the tenant.

12. The Landlords covenant and agree that the tenant, upon paying the rent herein reserved, and upon performance of the covenants and agreements herein provided to be observed and performed by him, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.