

during the term of this lease, or of its renewal, Lessee shall have the absolute right to purchase said premises for the sum of Thirty Thousand (\$30,000.00) Dollars. No rents which may have been paid at such time shall be applied toward said purchase price.

(4) Said premises are to be used by Lessee for general storage and sales purposes. Lessee shall have the right to sub-lease said premises, or any portion thereof, except that said premises shall not be used as a cafe, beer parlor or pool room.

(5) Lessors shall pay all taxes on said premises and insurance on said building during the term of the lease.

(6) Lessee shall have the right to improve said premises, such as installing partitions, so long as no damage is done to said premises by such improvements, but such improvements shall not be removed at the ^{expiration of} term of this lease. Lessee is to be responsible for the upkeep of said premises, except that Lessors agree to keep the roof in good repair.

(7) The Lessee covenants and agrees with the Lessors that he will not use or permit said premises to be used by or for any unlawful purpose or permit thereon anything which may be or become a nuisance, and that he will not 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 other casualty, nor which may render any increase or extra premium payable for such insurance.

(8) The Lessee further covenants and agrees that at the expiration of the term of this lease, he will deliver up said premises in as good condition as they shall have been at the beginning of the term of this lease, natural wear and tear alone excepted.