

**REPAIRS.** Lessee hereby agrees to maintain all doors in said building and make any and all repairs necessary thereto during the term of this lease. The Lessee also hereby agrees to make any repairs necessary to the offices located within the premises and building hereby demised, but that Lessee shall not be obligated to make any other repairs to the leased premises during the term of this lease, except such repairs as may be necessary because of damages to the leased premises by the Lessee, its servants, agents, employees, or licensees. Except as hereinabove provided, the Lessors shall make all necessary repairs on the leased premises during the term of this lease.

**PEACEFUL POSSESSION.** The Lessors covenant that the Lessee, its successors and lawful assigns, paying the rent reserved, and performing its covenants shall peaceably possess and enjoy the demised premises, for the term granted, without any interruption or disturbance from any person whatever.

**SUBLETTING AND ASSIGNING.** The Lessee covenants that it will not, during the term, assign, transfer or set over the premises, or any part thereof, to any person without the consent, in writing, of the Lessors, their representatives or assigns, except, however, that the Lessee shall have the right, without such consent, to assign or sublet the premises to any person, firm, or corporation for use as a warehouse and office in connection with the warehousing and sale of merchandise, but such assignment or sublease shall not relieve the Lessee of any of its obligations hereunder.

**DAMAGE CLAUSE.** If the improvements upon the leased premises be destroyed by fire or otherwise, in whole or in part, without fault or negligence on the part of the Lessee, or if the Lessee be deprived of the possession of the premises by the public enemy, the Lessee shall not be required to pay the rent reserved hereunder, or to repair or erect the said improvements again, but in case of the partial destruction of the premises without fault or negligence of the Lessee there shall be a reasonable reduction of the rent until such time as the improvements are repaired or restored and shall be again of as much value to the Lessee for its purposes as they were before such damage or destruction and in case the Lessee is deprived of possession of the improvements by the public enemy no rent shall be payable until possession of the improvements be restored to the Lessee. If the improvements upon the leased premises be damaged to such an extent that they are no longer suitable for occupancy, the Lessee may, within fifteen (15) days after such damage, notify the Lessors that the lease is terminated and thereafter the Lessors shall not be required to restore the improvements, however, if no such notice is given, the Lessors agree to restore the said premises as promptly as is reasonably possible. No rent shall be payable until they are restored.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals in duplicate the day and year first above written.

Witnesses as to the signatures of all Lessors, except Timothy F. Hunt:

Timothy F. Hunt  
Grace Tumbler

Belle B. Hunt (SEAL)  
Individually, and as Executrix of the Estate of T. Franklin Hunt

Flora H. Sherman (SEAL)  
Harriet H. Bogerman (SEAL)  
David W. Hunt (SEAL)

