

due and payable.

(5) The Landlords agree to repair the roof, should it leak, and to keep the same in good repair. It is fully understood and agreed that the roof of said 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.

(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 take the building as it now stands and to require of the Landlords the use of the premises for the business hereinafter mentioned but for no other use, except by written consent of the Landlords. Use of the premises for any business other than herein called for shall cancel this lease if the Landlords so desire and give ten (10) days written 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 immediately be due and payable.

(8) 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 excepted.

(9) The Tenant agrees to make no repairs, improvements, or alterations to the premises and building except at his own expense and without having first obtained the written consent of the Landlords. The Landlords shall also be allowed to put signs on the roof if they so desire.

(10) 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.

(11) 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.

(12) It is understood and agreed that the tenant will use said building and premises for the operation thereon of a barber shop and package shop.

(13) 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.

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