

8. NOT to make any alterations or additions in or to the premises without the written consent of the Lessor, nor to suffer any holes to be made or drilled in the outside stone or brick work, nor to suffer any signs to be placed upon the building except as the Lessor shall in writing approve.

9. NOT to assign, underlet, or part with the possession of the whole or any part of the demised premises without first obtaining the written consent of the Lessor. Further, that the Lessor will be given a thirty day written notice of an intention to assign.

10. That the Lessor at all reasonable times may enter to view the premises and to make repairs which the Lessor may see fit to make, or to show the premises to persons who may wish to lease or buy, and that during three months next preceeding the expiration of the term he will permit the Lessor to place and keep upon the front of the building a notice that the premises are for rent or for sale.

11. That at the expiration of the said term the Lessee will peaceably yield up to the Lessor or those having his estate therein the premises and all erections and additions made upon the same, in good repair in all respects, reasonable wear and tear and damage by fire and other unavoidable casualties excepted, as the same now are or maybe put in by the Lessor.

12. That all property of any kind that maybe be on the premises during the continuance of this lease shall be at the sole risk of the Lessee, and that the Lessor shall not be liable to the Lessee or any other person for any injury, loss, or damage to property or to any person on the premises.

13. That no assent, express or implied, by the Lessor to any breach of any of the Lessee's covenants, shall be deemed to be a waiver of any succeeding breach of the same covenant.

III. And the said party of the first part covenants with the said party of the second part that the said party on paying the yearly rent and performing quietly have, hold, and enjoy the demised premises during the term aforesaid.