

may then be due and payable for the use of the premises, provided Tenant shall not have paid said rent before the expiration of such notice.

Landlord agrees to keep the roof, outer walls and other structural portions of the premises in good condition and repair. All other repairs shall be at the expense of the Tenant.

It is understood and agreed between the parties hereto that the Tenant will not engage in the sale of any hardware, Westinghouse appliances, groceries, drugs and sundries, nor will permit the use of the premises as a laundry pick-up station.

It is further understood and agreed that the Tenant will not sublet these premises without the prior written consent of the Landlord.

The Tenant further agrees that it will not operate a nuisance on the premises.

The Tenant is to have the right to alter the show window in the front of the store after having had the approval of the plans for said alteration by Landlord and the Landlord agrees that he will not unreasonably withhold said consent or approval.

In the event Tenant should become bankrupt, go into receivership, make an assignment for the benefit of creditors, or should become more than thirty days past due in any rent installment, then the Landlord shall at his option either declare the entire balance on this lease due and payable or declare this lease cancelled and take possession of the premises.

Landlord warrants that the premises are now being occupied by the Augusta Road Paint and Hardware Company under a month to month sub-lease from the Landlord. That said Hardware Company has no legal right to use and occupy the premises herein leased after December 31, 1958 and that Landlord will have said tenant vacate the subleased premises on or before January 1, 1959 and deliver the subleased