

4. The landlord shall be under no obligation to make repairs or improvements to said building other than to keep the outer walls and roof in repair, and it is understood that the tenant shall be responsible for all breakage of glass in said building, excepting that which may result from natural decay, and, the landlord shall not be held responsible for any damage which may result from a leaking roof, wall or broken glass.

5. The tenant agrees to make no repairs, improvements or alterations to the leased premises except at his own expense, after having first obtained the written consent of the landlord. He also agrees not to sub-rent or

assign without the written consent of the landlord. *However any conditions that may cause injury tenant agrees to correct same and relieve landlord of*

6. It is agreed that the tenant reserves the right and privilege, after the payment of the rent to the expiration of this lease, of removing any and all trade fixtures and other fixtures of a similar nature which it may have installed at its own expense. *Tenant also has first option to renew this lease.*

7. The tenant agrees to surrender said premises at the termination of this lease in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease.

8. The tenant will not use, nor permit said premises to be used for any unlawful purpose, nor permit thereon anything which may become a nuisance, nor will it do or permit to be done, on said premises, anything which may render void or voidable any policy of fire insurance on said premises. Nor shall the tenant enter into any kind of business in direct competition to the other tenants adjoining and on the same tract now owned by the landlord, namely Drug store, Grocery store or cafe

\_\_\_\_\_, tenant also agrees that if ice cream is sold it shall be of a different kind or sold under a different trade name from that now being handled by said other tenants, also sandwiches sold shall be of the ready made type.

9. If the tenant shall make any assignment for the benefit of creditors, or shall be adjudged a bankrupt, or if receiver is appointed, then the landlord, may, upon giving the tenant ten days notice in writing, terminate the right of possession of the property by tenant, and may, at her option, terminate this lease as in the case of any violation by the tenant of any of the terms, covenants or conditions herein.