

and offer on the sales price and method of payment, shall be executed by the Lessor, its successors and assigns, and the Lessee. If the Lessee shall reject, the Lessor, its successors and assigns, may then enter into the sales contract with such other person, partnership, or corporation. This privilege herein granted the Lessee shall be in effect only during his occupancy of the demised premises.

If the Lessor, its successors and assigns, shall have received no offer from any person, partnership, or corporation, other than the Lessee, for a lease of the demised premises to commence after the termination of this lease, it is agreed that the Lessor, its successors and assigns, and the Lessee may then negotiate for the extension or renewal of this lease upon mutually satisfactory provisions, provided the Lessor does not wish to sell the demised premises.

V

The Lessee shall use the demised premises for the sale of clothing and wearing apparel of all types and kinds and related articles and for any use not prohibited herein. No alcoholic beverages of any kind shall be sold upon the demised premises.

VI

The Lessee shall not assign this lease or sublet the demised premises, or any part thereof, without first obtaining the written consent of the Lessor.

VII

The Lessor shall keep the roof and outer walls of the demised premises in good repair.

VIII

The Lessee shall keep and maintain the demised premises in good order and repair during the term of this lease, and, upon the termination or expiration thereof, the Lessee shall deliver to the Lessor the demised premises in as

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