

in as good repair as they were at the commencement of this lease, reasonable wear and tear alone excepted.

7. The Lessee agrees to make no repairs, improvements or alterations to the premises and building of a structural nature without first having obtained the written consent of the Lessor, and upon obtaining said written consent, such repairs, improvements or alterations shall be done at the sole expense of the Lessee. The Lessee shall have the right to place signs on the building at its expense but agrees that no signs will be placed or installed which violate municipal or state laws and such signs will not damage the premises. It is expressly agreed that no masonry surface on the front of the building on either Augusta or Pendleton Street shall be painted but the Lessee shall have the right to paint sign or signs on the southern wall of the building beginning at Augusta Street and extending back a distance of fifty (50) feet.

8. Should the building on the leased premises or more than fifty per cent of such building be destroyed or damaged by fire or other casualty, then this lease shall be terminated at the option of either the Lessor or the Lessee but if any part of the building is destroyed or damaged by fire or other casualty and such damage is less than fifty per cent, the same shall be repaired, restored and made fit

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