

enjoy the demised premises for the term aforesaid.

SECOND. The Tenant covenants and agrees to use the demised premises only as a warehouse, office, shop, and other allied functions of the Tenant necessary for the conduct of its business.

THIRD. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor.

FOURTH. Said premises shall not be let or underlet by the Tenant, nor shall said premises be used or permitted to be used by him for any purpose other than as above mentioned, nor shall this Lease be assigned by him without the written consent of the Landlord endorsed hereon, such consent not to be unreasonably withheld.

FIFTH. The Tenant shall keep said premises in as good condition and repair as the same now are, reasonable wear and tear and damage by fire or other casualty excepted. The Tenant shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made upon the premises, except movable office furniture or trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord