

said rent before the expiration of such notice.

4. It is agreed and understood that Lessee may erect and maintain building or buildings on said premises, provided he leaves ample parking space in front of building, (not nearer the street than the front wall of present buildings adjoining these leased premises) and also leave ample parking space down McPherson Lane side of any building constructed flush or even with front of present adjoining buildings, however any buildings built ^{fronting} 130 feet from Augusta Road and fronting toward Augusta Road may be built as close to McPherson Lane as the city regulations permit. All buildings to be of brick or cement block with cement floors, and also plans to be submitted to Lessor for approval before construction is begun. All improvements, upkeep and maintenance, to be at Lessee's expense, and that any improvements constructed thereon shall be forfeited to Lessor, and without any offset or credit to Lessee.

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 5. It is agreed and understood that Lessee is to maintain and keep in repair the driveways and buildings on said premises and that Lessee assumes any and all liability for same to employees and the public in using or occupying any portion of grounds and buildings.

6. It is agreed and understood that Lessee has the right to sub-let or sub-lease any or all of the above named premises to any tenant suitable to Lessor, same to be expressed in writing after due notice, but Lessor will not approve the sub-letting or leasing, in any event, to anyone to run business in direct competition with any of the tenants occupying other buildings of Lessor in same block, and also Lessor will not approve the sub-letting or sub-letting to anyone for the purpose of operating a liquor store, or filling station.

7. It is agreed and understood the Lessee or Lessees are not to use, nor permit said premises to be used for any unlawful purpose, nor permit thereon anything which may constitute a nuisance, nor will it do or permit thereon anything which may render void or voidable any policy of fire insurance on said premises adjoining.

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