

day of July, 1966, and on or before the 15th day of each calendar month thereafter during the term of this Lease.

THE LESSEES COVENANT AND AGREE:

(1) That they will not assign this Lease nor sublet the premises in whole or in part without the approval of the Lessor, which approval will not be unreasonably withheld.

(2) That Lessees shall furnish at their own expense utilities and ordinary maintenance of the premises and the equipment therein.

(3) That Lessees shall make no alterations or changes without the consent of the Lessor and that they will use this property for the operation of a general grocery business.

(4) That should Lessees fail to pay any instalment of rent within fifteen (15) days after the same shall become due or breach any of the covenants or agreements herein contained, said Lessor may, at his option, declare rental for a sixty-day (60) period immediately due and payable and proceed to collect the same ~~due and payable and proceed to collect the same~~ and declare the Lease terminated as of that time and immediately thereafter take immediate possession of the premises.

(5) That at the expiration of this Lease, the Lessees will deliver up said premises in as good condition as they shall be at the beginning of said Lease, reasonable wear and tear or loss by casualty accepted.

The Lessor covenants and agrees that he shall pay all taxes due on said property and fire insurance and that he shall keep the sidewalks and roof in good condition and repair.

IT IS MUTUALLY COVENANTED AND AGREED that the Lessees shall have the right to terminate the Lease at any time during the term

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