

hazardous on account of fire. Tenant shall carry, during the term of this lease, a policy or policies of public liability insurance in the limits commonly known as \$100,000/\$300,000/\$25,000, which policy shall cover accident or damage to persons or property arising from the use of the leased premises. The leased premises are to be used by the Tenant as a wholesale or retail outlet, and as office and warehouse in connection with the operation of its business.

5. Should the building located on the leased premises, or any portion of same, be destroyed or damaged by fire or other casualty, the Landlord agrees to rebuild or repair the same with reasonable dispatch after notice to it of the damage; during the time that the premises, or any part of such, are untenable, the rent, or pro rata part thereof, shall abate.

6. This lease shall be binding upon and inure to the benefit of the parties hereto and their legal representatives, successors, and such assigns and sublessees as may be permitted hereunder. The Tenant shall not assign this lease nor sublet any part of the demised premises without the Landlord's prior written consent.

7. It is understood and agreed that if the Tenant, any successors or assigns permitted hereunder, shall default in the payment of the rents required herein, or in the performance of any obligation required of it by this agreement, and remains in default with respect thereto for ten (10) days after receipt of notice in writing pointing out such default, the Landlord may, at its option, declare this lease terminated immediately or at any time thereafter while such default or contingency continues, and may thereupon, without further notice, enter upon the leased premises and take possession thereof. Upon such re-entry, pursuant to this provision,

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