

11. The agreement is that the parking area located generally between the building and Parkins Mill Road shall be maintained in a paved and lighted condition and kept up by the Landlord. It is further agreed that this parking area is for the joint use, with others, of the Tenant, and its customers and visitors, and will continue to be marked off for practical parking.

THE LANDLORD AGREES DURING THE TERM OF THIS LEASE:

12. To pay all taxes, assessments, or liens, that may be made against, or levied upon, said premises during the term of this lease.

13. To keep the roof, outer walls and structural portions of the said building in good repair. All changes, additions, or improvements, required by any legally constituted authority shall be made by the Landlord, and in the event the building is legally condemned, the Tenant shall have the right to terminate this lease on thirty days written notice.

14. To lease no other store room in the building, of which the leased premises is a part, for the operation primarily of a retail shoe store.

THE TENANT AGREES DURING THE TERM OF THIS LEASE:

15. To pay the rent as stipulated above.

16. To permit the Landlord, or her agent, to visit the premises for the purpose of making an inspection or repairs at any time during business hours.

17. To keep the interior of the building painted and in good condition of repair, and to surrender the premises at the expiration of this lease without injury or abuse on its part, natural, wear and tear and the acts of God excepted.

(Continued on next page)

E. G. W.
1957