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untenantable, then the Lessor shall immediately repair said damages at Lessor's expense. However if the damages resulting to the building from fire or other casualty are great enough to cause the premises to become untenable, then Lessor may elect to terminate this lease as of the date of the damage by such fire or other casualty by giving written notice to the Lessee within Thirty (30) days after such date, or the Lessor may repair or restore the building at Lessor's expense in which case the rent shall abate from the date of the damage until the date that the building is again ready for occupancy. If Lessor so elects to repair the building and does not substantially complete the work within Ninety (90) days of the date of the damage, then either party may terminate the lease as of the date of such damage.

SUB-LETTING: The Lessee shall not have the right to assign this lease or sub-let any portion of the leased premises without the written consent of the Lessor. A writing signed by the Worshipful Master and Wardens shall be sufficient consent under this provision.

ADDITIONAL COVENANTS:

(a) No beer, wine or other intoxicating beverages shall be sold or stored on the leased premises.

(b) Lessee shall not have the right to place any signs on the marquee of the building nor to place any signs on the building above the level of the said marquee. Any advertising placed on interior walls or on interior or exterior of glass front shall be removed by Lessee prior to vacating premises. Any signs placed on the ground away from the building shall first be approved by the Worshipful Master and Wardens of the Lessor.

(c) Lessor, or its designated agents, shall have the right to come upon the premises at any time during normal business hours for the purpose of examining and inspecting the same or for the purpose of protecting the same. In so doing, neither Lessor, nor its agents, shall substantially interfere with the operation of the Lessee's business.

(d) The use of the covered walk is restricted to pedestrian traffic only and the parking areas to parking and such unloading and loading as is necessary for operation of the business inside the building.

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