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installments of One Thousand Two Hundred Eighty and NO/100 (\$ 1,280.00) Dollars, with the first such payment being due on February 1, 1980, and a like payment each and every month thereafter between the 1st and 5th day of the month.

3. The Lessees, for and in consideration of the above leased premises, hereby covenant with the Lessors herein and agree as follows; That is to say:

a. That Lessees will, during the term of this Lease pay the said rent at the times and in the manner hereinabove stipulated.

b. That Lessees will, during the said term, protect the property so leased from damage (damage by fire, aircraft, windstorm, calamities, or acts of God, excepted) and so leave the same at the end or sooner determination and expiration of the said term.

c. That Lessees will make good any and all breakage of glass and all injuries done to the said premises during the said term, except injuries resulting from ordinary wear and tear.

d. That Lessees will permit the Lessors, or its agents, to enter at all reasonable times to view the state and condition of the said premises and effects.

e. The Lessees will not suffer or permit waste of the premises, or any part thereof, or permit or suffer to be done anything in, near or upon the said premises which may render any increased or extra premiums payable for the insurance of the said premises and effects against fire, or which may make voidable any policy of fire insurance.

f. Under no condition will the Lessees be permitted to sub-let any portion of the premises or use the same for any other purpose than leased by the Lessees, without the written consent of the Lessors, nor shall the premises be used for any other purpose than stated without the prior written consent of the Lessors.

g. It is understood that the Lessees will use the leased premises for restaurant purposes, and not for any other purpose, without written approval from the Lessors.

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