

changes of any kind are made, agrees to restore the premises to its original condition at his own expense upon the termination of this lease, provided the lessor so agrees; and that at the expiration of the said term he will quit and surrender the premises hereby leased in as good a state and condition as reasonable wear and tear thereof will permit, damage by the elements excepted.

-IV-

The lessor covenants the lessee that on paying the said rent and performing the said covenants on his part, that the lessee shall and may peaceably and quietly hold and enjoy the leased premises during the term aforesaid.

-V-

It is further agreed between the said parties hereto that the lessor will insure at his expense the plate glass in the said building; that the lessor will maintain the roof and structural portions of the said store building in a satisfactory condition; that in case the said store building shall be partially damaged by fire, the same shall be repaired as speedily as possible at the expense of the lessor; that in case the damage shall be so extensive as to render the building untenable, the rent shall cease until such time as the building shall be put in proper repair; but in case of the total destruction of the premises by fire or otherwise, the rent shall be paid up to the time of such destruction and then and from thenceforth this lease shall cease and come to an end; provided, however, that such damage or destruction be not caused by the careless, negligent, or improper conduct of the lessee, his agents or servants.

-VI-

It is agreed as a part of the consideration of the execution of this lease that should the adjoining premises now occupied by a liquor store become vacant for any reason then and in that event the lessee agrees to lease the said premises in addition to the premises herein leased for the remaining portion of the three (3) year term of this lease for an additional rental of One Hundred Dollars (\$100.00) per month and under the covenants of this lease, the total rental during such term and in such event to be Two Hundred Dollars (\$200.00) per month.