

4. The Lessee shall use the leased premises for the operation thereof of a restaurant and for no other purpose.

5. This lease or any interest therein may not be assigned, mortgaged, or hypothecated by the Lessee, or the leased premises or any part thereof sublet without the prior written consent of the Lessor. Consent to one assignment or sub-lease shall not destroy or waive this provision, and all subsequent assignments and subleases shall likewise be made only upon prior written consent of the Lessor. The sublessee or assignee shall become liable directly to Lessor for all the obligations of Lessee hereunder and without relieving the Lessee of his liability hereunder.

6. The Lessee agrees to take the premises in their present condition and as suited for the use intended by the Lessee and agrees to make at his own expense all necessary repairs to the building now located on said premises or hereafter to be constructed thereon during the term of this lease. And the Lessee further agrees to maintain said premises in good tenantable condition during the entire term of this lease.

7. Lessor shall not be required to make any alterations, repairs, or improvements whatsoever to the building or premises during the period of this lease, except in case of damage or destruction by fire, lightning or wind as hereinafter provided in Paragraph 11 of this lease.

8. The Lessee covenants and agrees that he will not use or permit said premises to be used for any unlawful purpose, nor in violation of any valid regulation of any governmental body, or permit thereon anything which may be or become a nuisance; and that it will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualty, nor which may render any increased or extra premiums payable for such insurance.

9. Lessee further covenants and agrees that at the expiration of the term of this lease, he will deliver up said

see
J.O.B.