

piring on the 14th day of January, 1957.

In consideration for said premises, the Tenant agrees to pay to the Landlord as rent therefor the sum of Four Hundred and no/100 (\$400.00) Dollars per month for said term. Said monthly payments to be payable in advance on the 15th of each and every consecutive month during said term.

The Tenant shall not assign this lease or sublet said premises or any portion thereof without the written consent of the Landlord, which consent the Landlord agrees not to unreasonably withhold, but in any event whether said lease is assigned or said premises or any portion thereof subleased, the Tenant named herein shall remain responsible for the rent for said premises for the entire term of this lease. The Tenant shall not make any structural alterations to said building without the Landlord's written consent and will use said premises for the purpose of conducting therein a manufacturing business or for a purpose incidental thereto and will not permit said premises to be used in any manner constituting a common nuisance or that that will render void or voidable any policy of insurance on said premises against fire or that will substantially increase the premium on said insurance.

IT IS UNDERSTOOD AND AGREED that the Landlord will maintain the roof of said building in good repair, but shall not be responsible to the Tenant or to any customer of the Tenant, for any damage occasioned by reason of leakage from said roof, unless and until the Tenant shall first have given written notice to the Landlord of the defective condition of said roof and the Landlord allowed a reasonable time thereafter in which to repair the same. The Landlord will, likewise, keep the ex-