

consent of the Lessor, then the rent for the whole term contracted to be paid thereafter under this agreement shall become immediately due, payable and collectible, anything to the contrary notwithstanding.

It is further agreed that the above-described properties are hereby leased to the Lessee for the purpose of conducting therein and thereon an automobile business and the Lessee agrees to conduct said business and to use said premises in a lawful manner and to in no way use the property in such a manner as to be and become a nuisance, nor to use the property in any manner which would cause an increase in insurance premiums for fire and extended coverage insurance on the buildings, and at the cancellation or termination of the lease to surrender up said premises in as good condition as they are now, reasonable wear and tear alone excepted. The Lessor agrees to keep the roofs of the buildings situate on the above-described premises in a good sound and water-proofed condition but in all other respects the Lessee is to be responsible for keeping all of such buildings in good repair at its own expense. Should the Lessee desire to erect additional walls or partitions in any of the buildings or to make any changes or alterations thereto, the written consent of the Lessor shall first be secured by the Lessee and at the expiration or termination of the lease such additions and improvements to any of said buildings shall become the property of the

continued on next page