

day of each and every month. Future rental shall not be considered in arrears if payment is made on or before the 15th day of each and every month following the due date thereof.

4. The said premises shall be used as a taxi stand or taxi service station and garage, and as a filling station for the Lessee or any related business for which the Lessee may desire to use same. The Lessee shall not assign this lease nor sublet any portion of the above described property without the written consent of the Lessors.

5. It is further agreed that the Lessee shall pay all water and light bills and keep in repair at its own cost, all water and sewer pipes and fixtures, and accessories used in connection therewith, and in the same manner keep in repair all light wires, conduits and fixtures.

6. The Lessors shall keep the walls and roof of said building in reasonable and proper repair during the term of this lease. However, if damage is done to the building by the negligence, carelessness or recklessness of the Lessee, its agents and servants, then the cost of such repairs to the building, and the cost of replacing all glass broken while the premises are in the possession of the Lessee, shall be borne by Lessee.

7. The Lessors, their representatives and agents, shall have the right to enter the premises at reasonable hours from time to time for the purpose of showing said building and premises to any prospective purchaser.

8. It is further agreed that the Lessee at the end of the term of this lease, either upon its expiration or upon a sooner termination thereof, will quit and surrender the said premises in as good condition as when the premises were delivered to them, damage by ordinary use thereof, and by the elements excepted, provided that if the building on said premises is so injured or destroyed by fire or other cause not the fault of the Lessee, then this lease may be terminated by either party thereto.