

II. And it is further agreed by and between the parties hereto that the Lessees shall be allowed to use and their customers shall have the right to use the parking area of the Lessor which is next to the building now occupied by Clay Bros. Drug Store in the same manner and to the same extent as same has been used by the Lessees and their customers while their present location has been occupied by them.

III. The Lessor agrees to keep the roof and exterior of the demised buildings in proper repair during the continuance of said lease, and any extensive interior repairs or alterations must be approved by the Lessor before they are effected. Interior repairs and alterations are to be paid for by the Lessees.

IV. In case the said buildings herein leased should be totally destroyed or seriously damaged by fire, wind, or otherwise, this lease shall become void and the parties will then negotiate a new lease as the circumstances may justify. In case the buildings should be slightly damaged by fire, wind or otherwise, without fault of the Lessees, the Lessor is responsible for repairs, which he may make within a reasonable time, and the lease herein provided for shall be extended for such additional time and to the extent that the Lessees cannot use said buildings.

V. The Lessor will insure the buildings. The Lessees will insure their stock, fixtures and equipment.

VI. In case of default in payment of rent for a period of sixty days, the Lessor may cancel this lease at his option.

VII. The Lessor and the Lessees hereby bind themselves, their heirs and assigns, and all of every person or persons to recover the money hereafter claimed and with lawful interest.

VIII. The Lessor hereby warrants that he has no other interest in or other properties located at the same place as the buildings herein leased, and that he has no other interest in or other properties located at the same place as the buildings herein leased, and that he has no other interest in or other properties located at the same place as the buildings herein leased. *OR DRUG SUNDRIES SHOP* *Ewe* *SWP* *1/7* *1/17*