

3. The Lessee further agrees that she will not alter, repair or change any major part of said building without the written consent of the Lessors.

4. The Lessee shall not have the right to sub-lease the premises herein described without the written consent of the Lessors.

5. The Lessors are responsible only for keeping the outside part of said building and the roof in good condition and it is hereby agreed between the parties that said building is now in good condition and any repairs or alterations shall be the expense of the Lessee.

6. The Lessee further agrees that she will pay all licenses, both State and Federal and City which may be necessary for the operation of her business, and upon her failure to pay said licenses, it shall be a breach of the terms of this Lease and the Lessors may, at their option, terminate this Lease if they so desire.

7. It is specifically understood and agreed that the payment of the rentals as herein set forth shall be made in advance on the first day of each month and upon the failure of the Lessee to make said payments within five (5) days of the first of each month, the Lessors may, at their option, terminate this Lease immediately and the Lessee hereby agrees that upon her failure to comply with all the terms and conditions of this Lease, she will immediately vacate said building without any

