

(d) The Lessee shall not make or permit any alterations to be made in the premises without the written consent of the Lessor, which consent shall not be unreasonably withheld.

(e) The Lessee shall observe and comply with the laws, ordinances, or regulations of the city, state or other governmental authority applicable to the leased premises and the business of the Lessee conducted therein.

5. The Lessor covenants that:

(a) The Lessor shall keep the exterior walls and roof in good condition and repair.

(b) The Lessor shall permit the Lessee to use the driveway and areas adjacent to the premises in common with the Lessor or other tenants.

(c) The Lessor shall allow the Lessee during the term of this lease to use the trade names, Click and Co., Click and Company, Red Dot, King and any other trade names previously used by the Lessor.

6. If the premises are partially damaged by fire or other unavoidable casualty during the term of this lease, the damage shall be repaired by the Lessor as promptly as practicable; and until such repairs are made, the rent shall be apportioned in proportion to the portion of the premises which are still usable. But in case the damage is so extensive as to render the premises wholly untenable, and the premises cannot be restored to tenable condition within one hundred twenty (120) days, this lease shall terminate at the option of either party, and rent shall be paid only to the date of surrender of possession of the premises. In the event that the premises are totally destroyed, this lease shall cease on the date of such destruction, and the rent shall be paid only until such date.

7. The Lessee shall not assign or transfer this lease or any interest thereunder, or sublet the premises or any part thereof, or permit the use of the premises by others, without first obtaining the written consent of the Lessor.

8. If the Lessee shall default in the payment of rent or in any of the other covenants and agreements herein, and such default shall continue for a

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