

In consideration for said premises the Lessee agrees to pay to the Lessor as rent therefor the sum of twelve hundred fifty dollars per month for Parcel No. One and the sum of Five hundred dollars per month for Parcel No. 2. Said rental payable monthly in advance on the first of each successive month during said term.

It is understood and agreed that the Lessee herein shall have the option of terminating said lease at any time subsequent to August 31, 1949 provided said Lessee shall have given to the Lessor herein or its successors or assigns sixty days previous notice in writing of its intention to so do.

It is further understood and agreed that upon termination of this lease by expiration or otherwise, the Lessee herein shall have the right to remove from said premises all trade fixtures, shelving, display cases, counters, tables, carpets and electric lighting fixtures.

It is further understood and agreed that the Lessor herein will keep all Ad Valorem taxes on said parcels of real estate and improvements, paid in full when due and will likewise keep the improvements located on said real estate insured to the insurable value, in a reliable insurance company or companies, consisting of fire and extended coverage and in the event the improvements located on said real estate are damaged to an extent not in excess of fifty per cent of the value thereof, the Lessor herein will forthwith proceed to repair and restore said improvements to their original condition but in the event said premises are damaged to an extent in excess of fifty per cent of their value, the Lessor herein shall have the option of repairing or restoring said premises immediately thereafter or of terminating said lease upon the happening of such event and any prepaid rent for the month during which said loss shall occur shall be rebated to the Lessee herein. In the event of damage or loss and the Lessor