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TO HAVE AND TO HOLD the aforesaid premises unto Lewis Plaza Furniture, Inc., its successors and assigns, for a term of twelve (12) years, to commence on the 1st day of June, 1954, and to end on the 1st day of June, 1966.

As the rental for said term the Lessee agrees to pay a rental of \$43,200.00, payable in monthly instalments of \$300.00 per month, said instalments to be paid monthly in advance on or before the 10th day of each month. Should any monthly instalment of rent become past due and unpaid for more than thirty (30) days, the Lessor may by written notice declare this lease terminated and enter and take immediate possession of the premises, and this shall in no way impair the said Lessor's remedy for past due rents.

It is agreed that this lease shall not be assigned nor the premises sublet without the consent in writing of the Lessor. The Lessee further hereby agrees to keep said premises in a good condition and repair, and to deliver up the same at the expiration of this lease in good order and condition, ordinary wear and tear excepted.

In case of the total destruction of said building herein by fire or by any cause rendering it unfit for occupancy, either party or their successors or assigns may terminate this lease and/or, if the Lessee becomes insolvent, goes into receivership or bankruptcy, the Lessor, his successors and assigns, may terminate this lease, declare the full amount of the balance of the rental due and payable, and take immediate possession of the leased premises.

It is further understood and agreed that the Lessor shall maintain the roof, downspouts, and outer walls of said building in good repair, but that the Lessor shall not be responsible in any way to the Lessee or anyone else for any injury or damage whatsoever caused by water or other atmospheric elements, until