

(3) Lessee shall furnish, at its own expense, all water, electricity, gas or other utilities.

(4) Lessee shall not assign this lease, nor sublet any part of the premises during the terms hereof without first obtaining the written consent of the Lessor.

(5) Lessee agrees to promptly replace all broken window panes and broken glass except those which may be broken or damaged by acts which are insured against under fire and extended coverage policies of insurance which shall be kept in force continuously by the Lessor.

(6) All furniture and trade fixtures placed in the building by Lessee shall be and remain the property of the Lessee, whether attached to the building or not, and the Lessee shall have the right to remove same at any time during the life of this lease or at the termination thereof. Upon the removal of any trade fixtures attached to the building, Lessee shall immediately restore the portion of the building where such fixture was attached to its original condition.

(7) Lessee shall examine the premises before taking possession hereunder, and such taking of possession shall be conclusive evidence as against Lessee that at the time thereof the premises were in good and satisfactory condition.

(8) The premises shall be used for the purpose of operating a delicatessen and party shop only and for making sandwiches, which sandwiches are to be made in the rear of the building. Lessee may sell beer and sandwiches on the premises, provided, the same are sold for off premises consumption. The words ^{"OFF PREMISES"} "premises" in the preceding sentence shall mean not only the premises leased herein but all other contiguous property thereto now owned by the Lessor.

(9) Other than beer, no alcoholic beverages shall be sold from the premises leased.

PARKING

There is off street parking in front of the building herein leased, in front of the adjacent building leased to Gregory, and in front of the next building occupied by Pleasantburg Drive Package Store. This parking area shall be for the joint use of customers of the Lessee,

(Continued on Next Page)