

6. USE OF THE PREMISES: Unless the previous written consent of Lessor is obtained, which consent shall not be unreasonably withheld, Lessee shall use the demised premises, during the primary term of this lease and any extension hereof, only for the purposes of the operation of a retail musical instrument business and such activities customarily related thereto. In connection herewith, Lessee covenants and agrees that the demised premises shall not be used for any illegal purposes or for purposes creating a nuisance or trespass or tending to vitiate the insurance or increase the rate of insurance on the demised premises.

7. REPAIRS: Lessor covenants and agrees to maintain the structure of any leasehold improvements and to keep same in a good state of repair and condition, ordinary wear and tear excepted, at all times during the primary term of this lease and any extension hereof.

Lessee covenants and agrees to make all necessary repairs to the interior of any leasehold improvements thereon and to keep the same in a good state of repair and condition, ordinary wear and tear excepted, at all times during the primary term of this lease and any extension hereof.

8. ALTERATIONS AND IMPROVEMENTS: Lessee shall have the right and privilege to make such alterations, improvements, additions and changes, structural or otherwise, during the primary term of the lease or any extension hereof, as it may desire, at its own cost and expense, in and to the demised premises in any such manner as it may deem necessary or convenient to promote the interest of its business provided that such alterations, improvements, additions, or changes do not decrease the value of the demised premises, as of the time such alterations are made. Any alterations, improvements, additions or changes made to the demised premises by or for Lessee under the terms of this paragraph shall attach to the realty and become the property of Lessor at and upon the termination of this lease.

(CONTINUED ON NEXT PAGE)