

the serving of said notice of intended forfeiture. And in case the Lessee does not during the interval between the service of the first notice and that of the declaration of forfeiture fully pay all sums due and fully comply with the covenants and agreements herein contained, such declaration of forfeiture last named shall operate as a complete, absolute and irredeemable forfeiture to the Lessor of the entire interest of the Lessee in and to the demised premises. The Lessee covenants and agrees during the continuance of this lease to make ordinary interior repairs; and the Lessor covenants and agrees, upon reasonable notice, to make and do all exterior repairs and all repairs of a permanent character and all foundation or structural strengthening, alterations, reconstruction or additions necessitated by reason of defects or weakness or by reason of building operations upon adjacent premises, or which may at any time be required by State or Municipal authority.

The Lessor covenants and agrees that the Lessee, paying the rents herein reserved and observing, keeping and performing the covenants and agreements herein contained, shall and may peaceably and quietly have, hold, occupy, possess and enjoy the demised premises for and during the full term of this lease and of any prolongation or extension thereof.

It is covenanted and agreed by and between the parties hereto that all trade and office fixtures, machinery and equipment heretofore built or placed in or upon said premises by the Lessee or its predecessors while occupying said premises, or any part thereof, or otherwise acquired by it or them, or which may at any time during said term, or any prolongation, extension or renewal thereof, be built or placed in or upon said premises by the Lessee, shall be and remain the property of the Lessee, and at or before the final expiration of said term, or any prolongation, extension or renewal thereof may be removed by the Lessee at its option.

The Lessor agrees that during the continuance of this lease the remainder of said building will not be used in any manner nor for any purpose that might prove hurtful or deleterious to the goods or business of the Lessee or more hazardous as a fire insurance risk than the occupancy of the Lessee, nor for any business similar to that of the Lessee.

~~The Lessor covenants and agrees that the Lessee shall have the right to extend or prolong the term of this lease for a further period of -                      years, from the expiration of the initial term of this lease, upon the same terms and conditions, provided the Lessee shall give to the Lessor written notice of its intention to avail itself of such right at lease -                      before the expiration of said initial term; and such notice, when given shall operate to extend or prolong the term of this lease for such additional period, and all the covenants, agreements, terms, conditions and stipulations contained herein (except this covenant for additional period) shall apply to such further period of time the same as if it had been made a part of and included in the original term of this lease.~~

Lessor agrees to complete building heretofore designated by November 1st, 1914, same to be erected in accordance with sketches and List of Requirements furnished Lessor by Lessee and equipped, in accordance with said sketches and list, with an office, vestibule, loading room, can room, salesman's meeting room, toilet room, closets, doors and windows, plumbing, fixtures, electric lights, and an electric elevator 6'7" by 8' in dimensions, extending from basement to second floor and provided with all necessary fixtures and safety devices to make it complete in every detail for safe and efficient operation. It is understood that the sketches and List of Requirements -