

gas, electricity and water leading thereto and drainage pipes leading therefrom. Landlord shall keep base ment free from water but shall not be liable for any finally fixed upon failure to correct such condition within a reasonable time after notice. The provisions of this paragraph shall be complied with as required from time to time.

Hand water 6. Marked out

Delivery of 7. Landlord shall put Tenant into exclusive physical possession of the leased premises on or before July 1st, 1936, or as soon as possible thereafter, and in any case not later than September 1st, 1936, and at the same time deliver to Tenant a full set of keys. Landlord shall notify Tenant at least thirty days before possession is to be so delivered. If possession of the leased premises is not so delivered, Tenant may cancel this lease. Said premises upon delivery shall be broom clean, in good condition and repair, and shall fully comply with all legal requirements; if the leased premises are in a building to be constructed or changed by Landlord, such construction or change shall be entirely completed before Tenant's store is opened. Tenant shall have the right to enter the leased premises as soon hereafter as practical, to take measurements, and install its fixtures, but such entry shall not constitute acceptance of possession or waiver as to the condition of the premises or as to any work to be done or changes to be made by Landlord.

Opening

8. Tenant shall open its store for business in the leased premises within a reasonable time, and in any case not later than thirty working days after possession is delivered as above provided and remodeling completed, subject to strikes, casualties, Tenant's inability to secure licenses to operate a drug store as aforesaid, or other causes beyond Tenant's control; but Tenant shall have no liability for failure to open its store within said period, except that rent shall commence as of the date its store should have been opened as herein provided.

Signs

9. Tenant may install and operate interior and exterior electric and other signs, soda fountain machinery and any other mechanical equipment, and in so doing shall comply with all lawful requirements. Tenant may also install and maintain, both in and out of the leased premises, pipes and conduits as required and Landlord shall provide rights of way therefor. Tenant shall at all times have the right to remove all fixtures, equipment, appurtenances or other property hereof or hereafter installed by Tenant or Landlord at Tenant's expense, it being expressly understood and agreed that said property shall not become part of the premises but shall at all times be and remain the property of Tenant and shall not be subject to any Landlord's lien. Landlord shall not grant any rights in the sidewalk space around the leased premises without Tenant's consent.

Surrender 10.

At the expiration or termination of this lease, Tenant shall surrender immediate possession of the leased premises in so good condition as when initial remodeling completed, reasonable wear and tear, changes and alterations, damage