

the first day of the following month in the amount of \$75.00 with a like payment on the first day of each and every month thereafter during the continuance of this lease. The lessees shall not be considered in arrears with the payment of their rent so long as same is paid not later than ten days from the due date as above specified.

4. The lessees shall make no material alteration in said building or any part thereof without the written consent of the lessor except, however, the lessees may place counters, shelving, refrigeration units in said building and may make the necessary electrical and plumbing connections all of which shall be at the expense of the lessees. The lessor agrees to wire said building for electricity and to connect such fixtures thereto as the lessor may elect and the lessor also agrees to install a toilet or water closet in said building with a hand wash basin, but all other plumbing fixtures which may be desired by the lessees shall be at their expense. The lessees shall not paint any signs on the walls of said building but may attach a sign across the front of said building.

5. The lessees shall not sub-lease said premises nor any portion thereof, without the written consent of the lessor.

6. The lessees shall pay all water and light bills of said premises and keep in repair at his own cost all water and sewer pipes, plumbing fixtures and accessories used in connection therewith, and also all light wires, conduits and electric fixtures.

7. The lessor shall keep the walls and roof of said building in reasonable and proper repair during the term of this lease. However, if any damage is done to said building