

(13) To carry such plate glass insurance as may be necessary, and to replace all plate glass that may be broken in said building.

(14) To permit the Lessors, or their agent, to visit the property for the purpose of making inspection or repairs at any time during business hours.

(15) To keep the interior of the building painted and in good repair, and to surrender the premises at the expiration of this lease without injury or abuse on their part, fair wear and tear excepted.

(16) The Lessee may, but is not obligated to, from time to time, make such payments on account of mortgages or other encumbrances on or liens against the Lessors' Estate as may be necessary for the protection of the Lessee's Estate, and if the Lessors shall, after notice, fail to repay any amounts so paid, the Lessee shall be subrogated as against the Lessors to the rights of the parties to whom such payments are made, and shall also have the right to deduct any amounts so paid from rents accruing thereafter.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals in duplicate, and the said party of the second part has caused this agreement to be signed by the President and attested to by the Secretary and its corporate seal affixed, all in duplicate, and all by authority of its Board of Directors, the day and year first above written.

WITNESS

Virginia Dumbauld  
Mary L. Shaw

T. B. Caine (SEAL)  
Ruth P. Caine (SEAL)

Lucy P. Jones  
[Signature]

ROSE'S 510-25 STORES, INC.  
By [Signature] (SEAL)  
President

ATTEST  
[Signature]  
Secretary

