

3. Notwithstanding anything hereinbefore stated, it is understood and agreed that the Lessee shall be entitled to one month's free fixed rent for the first month of the first lease year of this Lease.

4. The Lessee hereby agrees to pay to the Lessor for said leased premises a rental of Twenty-six Thousand Five Hundred Fifty (\$26,550.00) Dollars, payable in installments of \$450.00 per month in advance on the first day of each and every month during the entire term of this lease.

5. The Lessee shall use the leased premises for the operation thereon of an optical business.

6. The Lessee may sublease a part of the leased premises not exceeding 1000 square feet, provided that the sub-lessee shall become liable directly to the Lessor for the performance of all the obligations of the Lessee hereunder and without relieving the Lessee of its liability hereunder; and provided further, that no part of said premises shall be sublet for the purpose of operating thereon a restaurant or eating place, or for the purpose of operating thereon a store exclusively for, nor a store the majority of whose sales constitute, the retail sale of children's clothing, children's furniture, and children's accessories.

7. The Lessee agrees to take the premises in their present condition and as suited for the use intended by the Lessee, and agrees to make at its own expense all necessary repairs to the building now located on said premises or hereafter to be constructed thereon during the term of this lease. And the Lessee further agrees to maintain said premises in good tenantable condition during the entire term of this lease.

8. Lessor shall not be required to make any alterations, repairs, or improvements whatsoever to the building or premises during the period of this lease, except in case of damage or destruction by fire, lightning or wind as hereinafter provided