

changes to the interior shall be done at the expense of the Lessee. The Lessee shall have the right to make necessary repairs and alterations to the inside of the building for the purpose of carrying on the business of a soda business but no permanent alterations or changes shall be made to the exterior or the walls and roof of said building.

The Lessee shall not assign, underlet or part with the possession of the whole or any part of the demised premises without first obtaining a written consent of the Lessor but such written consent will not be unreasonably withheld.

It is hereby agreed that if any rent shall be due and unpaid or if default shall be made in any of the covenants on the part of the Lessee herein contained, then it shall be lawful for the Lessor to reenter the said premises and the same to have again, repossess and enjoy.

It is further agreed by the parties hereto that in case the building herein demised shall be partially damaged by fire then same shall be repaired as speedily as possible at the expense of the Lessor; that in case the damage shall be so extensive as to render the building untenable the rent shall cease as to what time the building shall be put in complete repair; but in case of the total destruction of the premises by fire or otherwise, the rent shall be paid up to the time of this destruction and then and from thenceforth this lease shall cease and come to an end: Provided, however, that such damage or destruction be not caused by the carelessness, negligence or improper conduct of either of the parties hereto, or their agents or servants.

And it is further agreed that the covenants and agreements herein contained are binding upon the parties hereto and their heirs and assigns.