

installed hereafter, provided, however, that any injury or damage to said premises caused by the installation or removal of such fixtures and signs shall be promptly repaired by the Lessees at their own cost and expense.

6. The demised premises shall be used by the Lessees for operating a drug store and sandwich shop and for necessary office purposes in connection therewith.

7. The Lessor, at all times during the term hereof, shall have access to the said premises during the business hours of the day for the purpose of making inspections or repairs.

8. The Lessees covenant and agree to pay the rent at the times aforesaid during the continuance of said term; not to do or suffer any waste upon said premises; and that they will at all times conduct the business in such a manner as not to disturb in any manner the peace and quiet of the neighborhood and will at no time do anything that would create a public or private nuisance; and at the end of said term, to deliver up said premises in as good state and condition as reasonable use and wear thereof will permit, damages by fire or the elements and damages not resulting from the negligence of the Lessees or not required to be repaired by the Lessees under the terms hereof excepted.

9. The Lessees shall, during the term of this lease, pay all bills for heating and lighting the demised premises and for water consumed therein by the Lessees.

10. In the event of any default by the Lessees in the payment of rent or in the performance of any other covenant or condition hereunder to be performed by the Lessees, continuing for ten days after written notice or demand with respect thereto by the Lessor, and thereupon this lease and the term and estate herein granted, and all the right, title and interest of the Lessees hereunder, shall cease, terminate, and expire at the discretion of the Lessor only.

11. It is hereby agreed that the mailing of a written