

- Page Two -

first obtained the written consent of the Landlord; provided however, that permission is hereby given to the Tenant to divide the first floor space into two separate stores at his own expense, and to sublet one portion of this space as divided, and the second floor if he so desires, on condition however that any sublease shall be first approved by the Landlord, and by the owner of the building, but such consent shall not be unreasonably withheld.

5. It is expressly understood and agreed that the premises shall not be subleased except with the written consent of the Landlord and of the owner of the building.

6. The Tenant will not use, nor permit said premises to be used, for any unlawful purpose, nor will the Tenant permit the sale of liquor, wine, beers or intoxicants thereon, nor permit thereon anything which may become a nuisance, nor will it do or permit to be done on said premises, anything which may render void or voidable any policy of fire insurance on said premises, nor which may cause the owner of the building to have to pay a fire insurance premium at a rate in excess of that which he is now required to pay.

7. It is mutually agreed that if any installment of rent be past due and unpaid by the tenant for a period of THIRTY DAYS, or on violation of any of the terms and conditions of this lease which is not corrected within THIRTY DAYS after written notice by the Landlord to the Tenant, or if the premises are used for any business other than that specified herein, or if said business is discontinued, or the premises vacated before the expiration of this lease, or if the Tenant, its successors or assigns, go into bankruptcy, voluntary or involuntary, or are placed in the hands of a Receiver, or make a general assignment of their property for the benefit of creditors, or file a petition pursuant to any State or Federal Law for the extension of their debts, or for reorganization, or if their stock