

It is further agreed and understood that the lessee shall not assign or sell this lease nor shall he sublet without the written permission of the lessor.

The lessee hereby agrees to take the building just as it stands and the lessee only requires of the lessor the use of the premises for the business mentioned, and subject to the terms of this lease, but no other. The lessor to repair the roof if it should leak, it is agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur.

If the business is discontinued or the premises vacated before the expiration of the lease, then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected must be consented to by the lessor in writing before being erected.

It is agreed and understood that should the lessor fail to pay the rent due under his lease, the lessee has the right to pay such rent and deduct same from the rental due by him to the lessor.

It is also agreed and understood that should any taxes or assessments, City or County, be levied on the property against the lessor and be unpaid, then the lessee has the right to pay such unpaid taxes or assessments and deduct same from the rental due under this lease.

TO HAVE AND TO HOLD the said premises unto the said Lessee, I. V. Phillips, his heirs, executors or administrators for said term but subject to the terms and conditions hereof. The destruction of the premises by fire or making it unfit for occupancy or other casualty, or two months arrears in rent, or the sale of beer, wine or alcoholic beverages in violation of the conditions hereof, or the assignment or sale of this lease or subletting without the written approval of the lessor, or the use of the premises for any other business other than herein called for without the written approval of the lessor, shall terminate this lease, if the lessor so desires. The lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor.