

for the purpose of operating a general wholesale and retail automobile and motor vehicle business and a general automobile and motor vehicle auction business; it is specifically understood and agreed that the Lessee is not to permit or allow any nuisance thereon or any unlawful use of said premises.

IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that the Lessee is to take said premises and buildings thereon in their present condition and no alterations or additions to said property are to be made without the written consent of the Lessor, except the Lessee has the privilege of taking down and removing sixty-five (65) feet of the fence on the side between the property of the Lessor and Lessee to be used as an entrance. With the understanding that the Lessee, upon the termination of this Lease, is to replace the fence in as good condition as it is now. It is understood and agreed that the Lessee cannot assign, sublet or lease the said premises, or any part thereof, without the consent, in writing, of the Lessor.

Upon the termination of this Lease the Lessee agrees to quietly yield up said premises in as good and tenantable condition in all respects, reasonable wear, tear and damage by fire or other unavoidable casualty excepted, as same are now.

That if any of said rent, or any part or installment thereof, shall at any time be in arrears for a period of more than thirty (30) days, or the Lessee shall at any time fail or neglect to perform any of the conditions or terms of this agreement, then this agreement is to terminate and the Lessee, for himself and his agents, agrees to vacate said premises without further notice.

That in case said buildings or premises, or any part thereof, be destroyed or damaged by fire or other unavoidable casualty so that same shall be unfit for occupation or use, then the rent hereby reserved, or a fair and just proportion thereof, in accordance with the nature and extent of the damage sustained, shall