

IV

The Lessee agrees to take good care of the said building and of the heating plant, water pipes and electric wiring, and he agrees, at the termination of the lease, to return the building, heating plant, pipes and wiring in as good condition as at the beginning of the lease, reasonable wear and tear and damage from the elements excepted.

V

In case of damage by fire or storm to the said building, heating plant, piping and wiring, the Lessor agrees to restore the premises to the condition in which they were before said damage, and in case the premises should be rendered unfit for occupancy by reason of said damage, then the rents are to be abated until they shall be restored to their former condition. In case of the destruction of the premises by fire or by storm, this lease is to terminate, unless renewed by mutual consent.

VI

This lease shall not be transferred voluntarily or involuntarily, nor the premises sublet without the consent in writing of the Lessor. And in case of a violation of this agreement, the Lessor shall have the option of declaring the lease null and void, and retaking the premises, or he may recognize such assignment or subletting and hold the Lessee responsible for the rents.

VII

In case of the bankruptcy or insolvency of the Lessee, the Lessor may declare the lease terminated and retake the premises.

VIII

The Lessor agrees to pay the taxes upon the lot and building, but he will not be responsible for any taxes or licenses chargeable against the Lessee.

IN TESTIMONY WHEREOF, The said parties have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF:

Anna Arnold
Mrs. H. H. McKee

A. B. Davis (LS)
Lessor
E. Leon Williams
Sole, authorized trading
Lessee