

The Lessee agrees to take the premises as they now stand unless otherwise stipulated herein, and to use same in the manufacture and sale of textile products of any kind and for no other purpose.

The Lessee agrees to pay all water, gas, heat and electric power charges used on said premises during the term of this lease, and to keep said premises in a clean and sanitary condition and deliver them at the termination of said lease in as good condition as it finds them.

The Lessor agrees that it will keep the roof and sidewalls in a good state of repair, and any other repairs of any kind will be made by the Lessee.

The Lessee further agrees that it will not assign said lease or sublet the said premises without first obtaining the written consent of the Lessor.

The Lessor further agrees that it will make no alterations or changes in said premises without first obtaining the written consent of the Lessor.

It is agreed that any additions which shall be made to the premises with the consent of the Lessor, as above provided, shall become a part of the said property and shall belong to said Lessor. However, the Lessee may install such trade fixtures or furnishings as may be necessary to properly conduct its business therein and shall have the right to remove said trade fixtures upon the termination of this lease or any renewal thereof, provided the premises are left in as good condition as they were at the beginning of this lease, and provided further, that all rent then due has been fully paid.