

off the premises from the property at the rear of the within leased premises, such planting to be substantially as shown on the plat which the Lessee presented to the Zoning Board of Adjustment at its meeting held on the 20th day of December, 1954.

The Lessee shall be responsible for keeping the building so erected in reasonable repair, both exterior and interior and to pay for all lighting, water, power, heating and other utilities as may be necessary for the Lessee's use in conducting said super market or grocery store, the Lessors being in no way responsible for any of the charges for such services or utilities.

The Lessee shall not have the right to assign this lease or to sub-let the premises or any portion thereof without the written consent of the Lessors but the Lessors hereby agree that they will not unreasonably withhold their written consent upon the request of the Lessee.

The Lessee agrees to make no unlawful or offensive use of the premises nor to do or permit anything to be done upon said premises which would be or become a nuisance and the Lessee further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash and other objectionable matter and to keep the adjacent sidewalks clean and free from obstructions.

It is further understood and agreed that in the event the Lessee should be adjudicated a bankrupt or go into or be placed in the hands of a receiver, or make an assignment for the benefit of creditors then, in either of such events, this lease shall, at the option of the Lessors, thereupon terminate and be of no further force