

month thereafter during the term of this Lease.

IT IS FURTHER AGREED BETWEEN THE PARTIES HERETO THAT:

(1) The Lessee shall not assign or transfer this Lease Agreement nor shall the Lessee sub-let the premises hereinabove described, or any portion thereof, without written permission of the Lessor.

(2) The Lessee shall maintain and repair the buildings located on said property and deliver said premises at the termination of this Lease in as good condition as it find them, ordinary wear and tear excepted.

(3) The Lessee shall not alter or perform any alterations on said buildings without the express consent of the Lessor.

(4) In the event of the destruction of said buildings by fire or otherwise, the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall be restored by the Lessor, or this Lease may, at the option of the Lessor, be declared terminated.

(5) The Lessor shall pay all City and County property taxes assessed against the devised property, and the Lessee shall pay all City, State and Federal business licenses and taxes assessed thereon, and pay any and all rental required by the Southern Railway for property described in the above referred plat.

(6) The Lessee shall furnish all electricity, gas, heat, water and other incidentals necessary to the proper conduct of his business.

(7) The Lessee shall maintain the premises in good condition, and the Lessor shall have the right to enter and inspect said premises at all reasonable times.