

prior to or at the execution of this lease, that are not herein expressed or endorsed; and that the lessor will keep said premises in good repair, replacing all broken glass with glass of the same size and quality of that broken without fault of the lessee; lessee will keep said premises and appurtenances, including toilet and light fixtures, and adjoining alleys, in a clean and healthy condition at his own expenses and will, upon termination of this lease, yield up said premises to said lessor in a good condition and repair, and the lessee, upon termination of this lease, shall deliver all keys to locks and explain all combinations of keyless locks upon said premises to the lessor.

THIRD

THAT the lessee will not allow the said premises to be occupied, in whole or in part, by any other person, and will not sublet the same, nor any part thereof, nor assign this lease, without in each case, the written consent of the lessor had; and will not permit the same to remain vacant or unoccupied for more than ten (10) consecutive days, and will not permit any alterations on or upon any part of said demised premises, without the written consent of the lessor; all alterations and additions to said premises are to remain to the benefit of the lessor unless otherwise provided in said consent as aforesaid.

FOURTH

TO allow the lessor free access to the premises hereby leased for the purpose of examining or exhibiting the same, or to make any needful repairs or alterations of said premises, which said lessor may see fit to make.

FIFTH

IT IS expressly agreed between the parties hereto, that if default be made in the payment of the rent above reserved, or any part thereof, or in any of the covenants and agreements herein contained, to be kept by the lessee, it shall be lawful for the lessor, his heirs or assigns, at any time thereafter, at the