

III.

The following stipulations are expressly understood and agreed to by both the LESSOR and the LESSEE:

- (a) If the premises herein demised are slightly damaged by fire or otherwise, they shall be promptly repaired by the Lessor, and an abatement shall be made for the rent corresponding with the time during which, and the extent to which, the premises could not be used by the Lessee after the damage occurred and before repairing. In the event of a partial destruction of the premises such as to render them unsuitable for the business of the Lessee, or if said premises are completely destroyed by fire or otherwise, this lease shall automatically terminate, and if any rent has been paid in advance the Lessor agrees to refund said rent to the Lessee.
- (b) The Lessee, or those claiming under it, is hereby given the right and privilege when said premises are vacated to remove any and all machinery, fixtures, merchandise, signs and equipment, air conditioning units, and any other movable fixtures which the Lessee, or its assigns, may have placed in or upon the demised premises at its own expense.
- (c) The Lessee shall have the right, power and authority to install signs on the front of the building, provided that such signs and the installation thereof do not materially injure the building and are done in a first-class workmanlike manner, the Lessee to bear all expense for such installation of signs.
- (d) The Lessor further agrees with the Lessee, or those claiming under it, that should the finance or small loan business which the Lessee or its successors and assigns are engaged in be declared unlawful under any acts of the federal, state, or municipal governments, or any agency thereof, then the Lessee shall have the right to terminate this lease upon giving thirty (30) days' written notice to the Lessor of its election to terminate.
- (e) The Lessor specifically agrees that the Lessee may sublet the premises or assign this lease to any person, firm, or corporation under the management of Eastern Management Corporation, whether such firm or corporation is now in existence or hereinafter incorporated.

IN WITNESS WHEREOF, the said Lessor and Lessee have signed, sealed, and acknowledged this Lease Agreement, in duplicate original, on

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