

premises to the Tenant herein free of all tenants and occupants so that the same may be used by Tenant under the terms and for the purposes herein set forth in this lease agreement.

Landlord hereby warrants that it is the Lessee of the leased premises under the terms of a lease agreement entered into by and between him and Ruby H. Kennemore, owner of the premises; that said lease is for the term of ten years, commencing July 21, 1956 and ending July 21, 1966; that said lease is now and will at the commencement of this sublease be in full force and effect and that Tenant, upon payment of the rent herein specified, shall have and enjoy peaceful use and occupancy of the demised premises.

Landlord hereby agrees that he will obtain from Ruby H. Kennemore, owner and original lessor, permission for the tenant herein to alter the show window in front of the store building on the premises hereby demised and that he will also obtain from said property owner permission for the Tenant herein to use and occupy said premises, not only for the purposes set forth in the original lease dated July 21, 1956, but also for the purposes of operation therein a furniture store.

Landlord further covenants and agrees to pay all rent reserved in said original lease dated July 21, 1956 between him and Ruby H. Kennemore; and that upon his failure so to do, the sublessee herein shall have the right to pay said rent and take such other and further steps as may be necessary or advisable to maintain said original lease in full force and effect.

Landlord further covenants and warrants that he will obtain the written consent of the said Ruby H. Kennemore to the execution of this lease.

Landlord further assigns to the Tenant all Landlord's rights for options to renew this lease contained in Paragraph 6 of the present lease.