

## VII.

The Lessee shall not have the right to sublease the premises without the written consent of the Lessor except the Lessee may continue to operate a Beauty Shop on the premises during the terms of this lease using some operator other than Nuel C. Stowe.

## VIII.

It is agreed by the Lessor and Lessee herein that said payments on the note shall be equal to the rent on the buildings as set forth in Paragraph IV above.

## IX.

The Lessor agrees to keep in good repair the roof, walls, floors and approaches to said building and it is agreed that said buildings shall be considered sound. The Lessor shall not be under any liability to pay any damages from leaks or other damages caused by the condition of said roof, outer walls, floors and approaches should any occur except those leaks and damages due to the Lessor's neglect after notice from the Lessee and after expiration of a reasonable time to repair said portion of the building.

## X.

The privilege is reserved unto the Lessor to construct additional buildings upon the leased premises provided nevertheless, that the Lessee shall have ample parking area on adjacent premises of the Lessor in such event to carry on the businesses now located on said premises.

## XI.

The Lessor shall maintain adequate fire and other perils insurance so as to restore said premises in the event of their destruction or to adequately protect the Lessee in the mortgage which he holds.