

Lessee agrees at his own expense to maintain all glass including plate glass, and any special store front or equipment.

4. Lessor covenants and agrees as follows:

(a) That it is the sole owner of the leased premises and that it has full right and authority to lease the same upon the terms herein set out.

(b) That Lessee, so long as no default exists in the payment of rent, or in the performance of Lessee's other covenants contained herein, shall peacefully and quietly hold and enjoy the leased premises for the term hereof provided that this lease shall not imply any obligation on the Lessor to keep said leased premises or any part thereof in good repair, except the foundation, exterior walls, and the roof, as to which the Lessor does agree to maintain in good repair, provided that Lessee shall, upon discovering needed repairs, promptly notify Lessor of same.

(c) That the Lessee may assign this lease or may sublet all or any part of the leased premises, provided that such assigning and subletting in all respects be subject to and governed by the terms of this lease, and that Lessee shall remain liable for the full performance of all conditions of this lease and the payment of all rents hereunder, and further provided that no part of said premises shall be occupied or permitted to be occupied for any business or purpose deemed to be extra-hazardous on account of fire.

(d) That Lessee shall have the right to install its usual standard signs and identification letters as indicated on the plans attached hereto, all at Lessee's expense.

(e) Lessor will pay all taxes and insurance with respect to the demised premises, but not with respect to any property owned by Lessee.

5. In the event the demised premises are partially damaged or destroyed or rendered unfit for occupancy by fire, tornado or other casualty, Lessee shall give immediate notice to Lessor, who shall thereupon at his expense repair and restore the premises to substantially the condition in which they were immediately prior to the happening of such casualty. Lessor shall allow Lessee a fair diminution of rent during the time the premises are partially unfit for occupancy. But if the demised premises are totally destroyed