

A rental of Sixteen Thousand Two Hundred (\$16,200.00) Dollars payable in installments of Four Hundred Fifty (450.00) Dollars per month in advance on or before the tenth day of each and every calendar month. Said rental is hereinafter for convenience called "fixed rent."

4. The Lessee shall have the right and privilege of subleasing one or more concessions in the leased premises to other persons, firms or corporations than the Lessee, and both the Lessee and the concessionaires shall be liable to the Lessor for the performance of all of the terms and conditions of this lease.

5. Except as hereinabove provided for subleasing of concessions, this lease or any interest therein may not be assigned, mortgaged or hypothecated by the Lessee, or the leased premises or any part thereof sublet without the prior written consent of the Lessor. Consent to one assignment or sublease shall not destroy or waive this provision, and all subsequent assignments and subleases shall likewise be made only upon prior written consent of the Lessor. The sub-lessee or assignee shall become liable directly to Lessor for all the obligations of Lessee hereunder and without relieving the Lessee of its liability hereunder.

6. The Lessee shall use the leased premises for the purpose of operating thereon a store for the retail sale of children's clothing, furniture, and accessories.

7. Lessor covenants and agrees that during the continuance of this lease it will make all necessary repairs to and keep in good condition the roof, outer walls and downspouts of the building on the leased premises. It is understood and agreed that said roof, outer walls and downspouts are upon occupancy by the Lessee considered sound and in a good state of repair and the Lessor shall not be required to inspect the premises or be liable for any damages on account of the condition of said roof, outer walls, and downspouts, except after notice from Lessee and failure of Lessor to repair the same within a reasonable time thereafter.

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