

and the rent shall be abated to the Lessee in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

Sixth: The Lessee agrees that he will make no alterations in the premises without the written consent of the Lessor. It is further understood and agreed that the Lessor shall not pay for or be liable for any damages from leaks or other damages caused by the condition of said roof should any occur.

Seventh: In the event of the bankruptcy of the Lessee, or in the event they should be placed in the hands of a Receiver, or should he make an assignment for the benefit of creditors, then in that event the Lessor may, at his option, declare this lease immediately terminated and take possession of the premises.

Eighth: Should the Lessee fail to pay any installment or rent within fifteen (15) days after the same shall become due or fail to perform any of the covenants or agreements herein contained, then in that event, the Lessor may at his option either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take possession immediately of said premises, collecting the rental up to the retaking of such possession.

Ninth: The Lessee shall not sublet the premises. The Lessee shall not assign this lease without the approval of the Lessor; provided, however, such approval shall not unreasonably be withheld or refuses as to any reasonable assignee or for any reasonable use. Lessee may assign this lease to a corporation which may be set up by Lessee.

Tenth: The Lessor must approve all store signs.

Eleventh: Lessor agrees to complete the building in accordance with the provisions of the Amendment to Lease attached hereto and initialed by the parties. Such work to be done in a competent and workmanlike manner using good quality materials.

Twelfth: This Lease term shall commence upon satisfactory completion of the improvements by Lessor and when possession is turned over to Lessee. Lessor agrees to complete said improvements within five (5) weeks from the date of this lease.

DOCUMENTARY STAMP TAX 7.80

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