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b. Declare this lease terminated and enter and take possession of the leased premises and thereafter hold the same free of any rights of the Tenant to use said premises by the Tenant. Nevertheless, have the right to recover from the Tenant any and all sums which, under the terms of this lease, may then be due and payable for the use of the premises, provided the Tenant shall not have paid said rent before the expiration of such notice.

4. The Landlords shall be under no obligation to make repairs or improvements to said buildings other than to keep the outer walls and roof in repair, ~~and it is distinctly understood that the Tenant shall be responsible for all breakage of glass in said buildings.~~

5. The Tenant agrees to make no repairs, improvements or alterations to the leased premises except at his own expense, after first having obtained the written consent of the Landlords. He also agrees not to sub-rent without the written consent of the Landlords.

6. It is agreed that the Tenant reserves the right and privilege, after the payment of the rent to the expiration of this lease, of removing any and all trade fixtures and other fixtures of a similar nature which it may have installed at its own expense.

7. The Tenant agrees to surrender said premises at the termination of this lease in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease.