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of the cafe sign now at the front of said building. However, the Lessee agrees to protect and save harmless the Lessors against any liability for damages to persons or property caused by or growing out of the installation and operation of such signs.

8. It is distinctly understood by and between the parties hereto that any remodelling, improvements, or alterations that the Lessee may deem necessary during the life of this lease, shall be at the Lessee's own cost and expense. The Lessee further agrees that if any of the glass in the demised premises shall be damaged or broken whether because of the carelessness of the Lessee or otherwise, the Lessee shall replace the said glass with glass of like size and quality at its own cost and expense.

9. That the Lessors do hereby agree to allow the Lessee to run a water pipe from the restaurant on the first floor of the said building to the demised premises suitable for the use of Lessee. The Lessee does hereby agree to pay a reasonable amount for the water consumed. Lessee shall furnish electric current for its use. No heavy partition will be placed upon said premises at any point except at the back line of the property herein demised.

10. The Lessors covenant and agree that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

11. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors, and assigns.

IN WITNESS WHEREOF, the Lessors do hereunto affix their