

month, payable on the last day of each and every month.

(c) From February 1st, 1951 until January 31st, 1953 the sum of Three Hundred and Fifty (\$350.00) Dollars' per month, payable on the last day of each and every month.

The Lessee further agrees, and it is a part of the consideration of this Lease, to expend a sum of not less than Two Thousand (\$2,000.00) Dollars in repairing said building and especially as to fixing a front on Buncombe Street, and that said money shall be expended for the improvement of the building heretofore referred to and that said money shall be expended immediately. It is distinctly understood that this is not to be deducted or will not in anywise interfere with the term of payment of this Lease, but shall be wholly and separate and the Lessor shall in no wise be responsible for the upkeep and maintenance or repairs and alterations for said building during the term of this Lease, other than to see that the roof is kept in proper repair.

It is further agreed that all alterations of major importance shall be first submitted to the Lessor for his approval.

It is further agreed that the Lessee shall not sub-let any portion of this building without the written approval of the Lessor and that the same shall not be assigned or mortgaged in any part without the written consent of the Lessor.

The Lessee covenants and agrees with the Lessor that it will not use or permit said premises to be used by or for any unlawful purpose or permit thereon anything which may be or become a nuisance, and that it will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualty, nor which may render any increase or extra premium payable for such insurance.