

agrees that the construction of the said extension or addition shall then be continued with a minimum of interference to the Tenant's possession of the premises.

Landlord agrees that Tenant may, if it so desires, make alterations and modernizations of the premises at Tenant's expense. It being understood that the Landlord shall be responsible for the outside walls and roof of the premises and shall maintain the roof and outside walls if same should be in need of repair. It is also fully agreed that the roof of said premises is considered sound and the Landlord will not be required to pay any damage from leaks, should any occur.

All alterations to the premises made by the Tenant shall be first approved by the Landlord and the Landlord agrees not to unreasonably withhold its consent and approval to any repairs, alterations and modernizations to be made by the Tenant.

It is understood that the Tenant is leasing the premises for the purpose of operating a retail store for sale of clothing and general merchandise and the Tenant shall have the right to sublet the premises to any subsidiary of DeJay Stores, Inc., provided however, that the said DeJay Stores, Inc., the Tenant above named, shall remain responsible to the Landlord for full payment of rental as above set forth and any sublease or assignment by the Tenant shall not affect this responsibility of DeJay Stores, Inc., to the Landlord for such rental payments.

The Tenant will not use or permit said premises to be used for any unlawful purpose, nor permit thereon, anything which may become a nuisance, nor will it do or permit to be done on said premises, anything which may render void or voidable any policy of fire insurance on said premises nor which may cause the owner of the building to have to pay a fire insurance premium at

*Bolankin's, Inc.*  
*By*  
*(Signature)*  
*W. J. ...*