

lease, during occupancy ^{UNDER SAID ADDITIONAL TERM} under said option, may be terminated by the Lessor upon 3 months prior written notice to the Lessee in the event of sale of the premises to any firm or corporation not under the control of the Lessor, but in such event the premises shall not be leased until the Lessee shall have been offered and refused a lease of said premises by the then owner.

IV.

The Lessee shall use the demised premises for the sale of clothing or wearing apparel of all types and kinds and related articles and for any other use not prohibited herein. No alcoholic beverages of any kind shall be sold upon the premises.

V.

The Lessee shall not assign this lease or sublet the demised premises, or any part thereof, without first obtaining the written consent of the Lessor.

VI.

The Lessor agrees to keep in good repair the roof and outer walls of said premises. The Lessor shall install, before occupancy by the Lessee, suitable toilet facilities for the use of the Lessee and shall repair the walls and floors at such places as may be designated by the Lessee. However, the Lessor may make such repairs to any portion of the demised premises as it may consider necessary, in reasonable manner, and after notice to the Lessee.

VII.

The Lessee shall keep and maintain the premises in good order and repair during the term of this lease, and, upon the termination or expiration thereof, the