

remodel, or improve the demised premises in such manner as he deems advisable to make the premises suitable for his occupancy and use under this Lease. The Lessee agrees that all work done by him in connection with the foregoing shall be carried on and completed in a good and workmanlike manner in conformity with all statutes, rules, and regulations of any governmental authorities having jurisdiction. The Lessee shall indemnify and hold harmless the Lessors and the demised premises of and from any and all claims and/or liabilities whatsoever including, but not limited to, mechanics' liens or other liens for work performed and/or materials furnished in connection with such alterations, remodeling, and improvements. The Lessee shall make no structural changes to the premises without the prior written consent of the Lessors.

XI.

The Lessee shall use the demised premises for the operation of a retail store and for the sale of furs, ladies' clothing, accessories, and similar lines of merchandise.

XII.

This Lease shall not be assigned or the premises sub-let without the prior written consent of the Lessors, except that the Lessee may, without the consent of the Lessors, assign this Lease or sub-let the demised premises, or any portion thereof, to any corporation in which he may be a stockholder or to a partnership in which he may be a partner, provided he shall remain personally liable for the payment of the rent and the performance of the provisions herein contained for him to perform.

XIII.

If the demised premises or any part thereof be destroyed or damaged by fire or other casualty, the Lessors, at

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