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monthly payments of Three Hundred (\$300.00) Dollars each to said Lessor, or to such other appointees as the Lessor may from time to time in writing designate.

The Lessee hereby covenants and agrees with the Lessor as follows:

- (1) That he will pay the rent as herein specified.
- (2) That he will make all necessary incidental repairs to the interior of the within demised premises, except the interior repairs, if any, agreed to be made by the Lessor in Paragraph (4) in the Lessor's covenants as hereinafter contained.
- (3) That he will not assign this Lease, nor let or underlet the whole or any part of the said premises without the written consent of the Lessor, and that he will not occupy or use the said premises, nor will he permit the same to be occupied or used for any business deemed extra hazardous on account of fire or otherwise. If the Lessee shall request the Lessor to consent to the Lessee's letting or underletting the leased premises, either in whole or in part, to be used for purposes which shall not depreciate the value of said premises or the value of the property adjacent thereto, and which shall not be extra hazardous on account of fires or otherwise, and the Lessor shall refuse or neglect to give such consent, the Lessee thereupon may let or underlet said premises, either in whole or in part, without the Lessor's consent, the Lessee, however, in such event remaining liable to Lessor for the performance of all his covenants in this Lease, except his covenants not to let or underlet without the Lessor's consent.

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