

The Lessor covenants and agrees:

1. That the Lessor will keep the roof, floor and side walls in a good condition and will during the term of this lease make any structural repairs that may be necessary to keep the premises in a good tenantable condition.
2. That the Lessee shall be permitted to install on the outside of the premises any signs that it may deem necessary in the operation of his business.

The Lessee covenants and agrees:

1. That it will furnish such lights, heat and water as it may require at its own expense.
2. That it will at its own expense do any repainting or decorating on the inside of the premises and will repair any damage to the premises caused by the Lessee or its agents.
3. That it will use the premises above described for the ^{GDB} manufacture and sale of ventilated awnings, ^{MMS} or any other lawful purpose, and that the ^{EM} residence fronting on Jamison Street may be used for residential purposes, and that it will neither do, nor permit anything to be done which might render void or voidable any policy for the insurance of said premises against fire.
4. That should it fail to pay any installment of rent within fifteen (15) days after the same shall become due or breach any of the covenants or agreements herein contained, said Lessor may, at his option either declare the rental for the entire period immediately due and payable and proceed to collect the same, or declare

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