

month to be paid in monthly installments in advance. In order to exercise this option, the Tenant shall give the Landlord written notice of her intention to do so ninety (90) days prior to the expiration of this Lease.

5. The Tenant hereby covenants and agrees that it will use the leased premises for the purpose of a liquor and beverage store and that it will not use said premises for any other purpose except with the written permission and consent of the Landlord.

6. All furniture and trade fixtures placed in the said building by the Tenant shall be and remain the property of the Tenant, whether attached to the building or not, and the Tenant shall have the right to remove same at any time during the life of this lease, or at the termination thereof.

7. The Tenant shall not sublet or assign this lease without the written consent of the Landlord, which shall not be unreasonably withheld.

8. The Landlord shall carry an adequate amount of insurance on the building and should it be damaged or destroyed by fire, or other casualty, the Landlord shall promptly repair and restore the building to its former condition, whereupon this Lease shall continue in force and the rent shall be abated to the Tenant in proportion to the extent to which any portion or all of the premises are rendered unfit for use.

9. It is understood and agreed that the parking area located at the front and back of the buildings known as Waters Shopping Center shall be under the supervision of the Landlord and she hereby reserves the right to assign employee parking in this general area.