

Lessee, but in this event, however, the Lessee shall continue to be personally liable for the entire rental due hereunder, with any monies received in reletting the premises being applied against the expenses of reletting and the Lessor's obligations hereunder. Notwithstanding any of the terms and provisions contained in this Lease, Lessee shall have the right to terminate said Lease at any time during its term, or during the term of any option exercised hereunder, by providing Lessor with ninety (90) days written notice of his intention to so terminate said Lease and upon the payment by Lessee to Lessor as liquidated damages a sum equal to four (4) months rent.

Fourth: Said premises shall not be let or underlet or sublet by the Lessee, nor shall said premises be used or permitted to be used by Lessee for any purpose other than as above mentioned, nor shall this Lease be assigned by Lessee, without the written consent of the Lessor. Said consent shall not be unreasonably withheld. No business shall be operated on the leased premises on Sunday, except between the hours 1 and 6 P.M.

Fifth: The Lessee shall keep said premises in good and sufficient condition and repair and shall be responsible for the cost of any changes or modifications to the premises as deemed necessary for the Lessee's business. No holes will be made in the roof of the building; and, no holes will be made in the walls or floor without the written consent of the Lessor. Face brick in front of the building will not be painted; signs will not be pasted or nailed into the brick; however, such signs, as approved by Lessor in writing, will be permitted in front and attached to the building. No objects or persons will be permitted on any aluminum awnings which may be erected in front of or affixed to the demised building; and further the Lessee shall allow no one on the roof of the subject building except authorized maintenance personnel. In the event the Lessee places flowers or plants in the display windows, double lined metal boxes or bases or other suitable material that will prevent discoloring of the unpainted face brick shall be used. The Lessee further agrees to keep said premises and all parts thereof including front and rear of building in a clean and sanitary condition and free from trash, inflammable material and other objectionable matter; and, with the exception of normal wear and tear and damages by the elements, to deliver the premises at the termination of this lease in as good condition and state of repair as the said premises shall be at the beginning of the term hereof.

Sixth: That if the Lessee shall purchase and install on the leased premises any trade fixtures, such as data processing machinery, shelving, lighting, or other items of a similar nature, they may, at their election, remove the same at any time, provided that the Lessee is not in default hereunder and that any damage caused to the leased premises by such removal shall be repaired and completely restored by the Lessee at his own expense.

Seventh: The Lessee shall pay any taxes assessed against the Lessee's property stored or placed on said premises and shall adequately insure its equipment and materials stored on said premises against sprinkler leakage, damage by fire, windstorm, and other casualties commonly included within the term "extended coverage". The Lessee shall forthwith repair all injuries and damages that happen or occur to the demised premises or any part thereof during the term of this Lease or any extension thereof, including but not limited to the replacement of any broken glass and the repairing of any damage of the building and demised premises caused by burglary and vandalism or damage caused by Lessee or his agent. Lessor shall maintain adequate fire and extended coverage insurance upon the building and fixtures owned by Lessor during the term of this Lease, and Lessor shall maintain adequate insurance coverage upon such heating and cooling systems servicing said building as may be owned by the Lessor.

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