

The lessor agrees to pay as a rental for the use of the said premises for the said term the sum of Forty Four Thousand Four Hundred dollars (\$44,400.00) in monthly installments of Three Hundred Seventy Dollars (\$370.00) each, payable monthly in advance, commencing on the 1st day of December 1918.

It is expressly understood and agreed, that this lease is a renewal, so far as right of occupancy is concerned, of a lease contract now in force between the parties hereto, which said lease contract is in writing, and which defines and fixes certain rights and obligations of the lessee therein with reference to alterations of the building also covered by this lease. and it is further expressly agreed that the requirements and obligations of the lessee in the said existing lease shall not be waived, changed, or in any manner affected by the terms or existence of this lease, and the said obligations shall remain in full force and effect and be enforceable in the same manner and to the same extent during the full term of this lease and a reasonable time thereafter;

It is expressly agreed that this lease of the premises is made for their use for a mercantile business and no other, and that the lessee shall not assign this lease nor any rights thereunder nor sublet the said premises without the written consent of the lessor first obtained.

It is further expressly agreed that no other or further changes shall be made in the said premises or any part thereof without the written consent of the lessor, first obtained and that in case any such change shall be permitted by the lessor, it shall at his option, become and remain a part of the demised premises without any expense to or liability on his part therefor; and the lessee hereby agrees that he will take good care of the premises and observe and meet all obligations and conditions of the laws of the State and Ordinances of the city, and not do or permit any act or omission that will render the same subject of any lien or levy thereunder during the term of this lease, and that any and all damage thereto done by or with the consent of the lessee shall be paid for by the said lessee;

If the building shall be destroyed by the elements or be so damaged that they become unfit for use so that they cannot be repaired within sixty days from the date of the injury, this lease may be terminated by the lessor; but in case the premises, are not so damaged as to terminate the lease as above provided, the lessee shall not be required to pay rent during the time they are unfit for occupancy.

The lessor shall not be obliged nor required to replace any plumbing in, on or about said premises, nor be liable or accountable to said lessee for any damages occurring by reason of any defect therein, nor be liable for any damage occasioned by reason of said premises being out of repair, nor for any damage done or occasioned by or from plumbing, gas, water, steam or other pipes or sewage or the bursting, leaking or running of any closet, tank, plumbing or other damage by water in, upon or about said premises nor any damage occasioned by water being upon or coming through the roof, skylights, trapdoors, or otherwise, nor for any damage arising from any act or neglect of the occupants or owners of the adjoining or contiguous property.

The lessee agrees that when this lease is terminated and the premises surrendered that all damages and defacement of every kind or character to the building aforesaid occupied by the lessee, and any part of the floors, walls or ceilings whether affected under this lease or a prior lease between the parties hereto, shall be repaired by the lessor and the amount expended therefor, shall be paid by the lessee.