

It is further expressly understood and agreed by and between the parties hereto that the second parties have received said premises in good condition, and that they will at all times keep the above described room and the property located therein, in good repair and condition and that they will at the expiration or termination of this lease deliver back to said first party the said premises in as good order and condition as when entered upon by them, (reasonable and ordinary wear or loss by acts of God excepted); that neither the said second parties nor their heirs or administrator shall assign this lease, nor underlet said premises or any part thereof, without the written consent thereto by the party of the first part, first had and obtained.