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good order and condition as when they were entered upon by the said Lessees, loss by fire or inevitable accident or ordinary wear is expressly excepted; and also will keep said premises in good repair during the term of this lease at the Lessees own expense.

The Lessees covenant with the Lessors that neither they nor their legal representatives will underlet said demised premises or any part thereof, or assign this lease without the written consent of the Lessors.

The Lessees covenant with the Lessors to pay electricity, power, water and telephone charges incurred by them while in the possession of the demised premises during the term of this lease.

The Lessors covenant with the Lessees that the Lessees shall have the option, at their discretion, to renew this lease for an additional period of Five years to commence upon the termination of the term herein demised, to be exercised by giving Lessors notice in writing on or before the first day of March, 1955 of their intention so to renew, which option shall expire on said date last mentioned unless exercised by the Lessees. If renewed by the Lessees in accordance with said option, the parties may make or effect such changes in or additions to the terms and conditions of this lease as may then be mutually agreeable.

The Lessors covenant with the Lessees that the Lessees shall and may lawfully, peacefully and quietly have, hold, use, occupy and possess and enjoy the lands hereby demised, and the appurtenances thereto, for and during the term of five years without further lease, suit, hindrance, eviction, ejection, molestation or interruption whatsoever by the Lessors or by another person whomsoever lawfully claiming by, from or under them, upon the payment of the said rent hereinabove reserved, and upon observing, performing and keeping all and singular the covenants and agreements herein contained on their part to be kept, observed, performed and fulfilled according to the true intent and meaning of these presents.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that in the event that Lessees shall fail to ^{pay} the rent promptly when due, or shall violate any of the terms, conditions,