

taxes, and to repair and keep up fences, and that that the said lessors may enter and view state of repair, and that the said lessees will repair according to notice.

AND that the said lessees will, with all convenient speed, and within a reasonable time, hereafter erect, and keep erected during the said term, a good Brick Building in the rear of the said Lot hereby demised; but the floor of such building, so long as the same shall be occupied as a stable, shall not be covered with plank. And no building shall be erected on the said Lot, which shall either obstruct the light to the windows in the rear of the said Town Hall Building, or be within sixteen feet of the same. And said lessees will also make or cause to be made proper Drains to carry off urine from the Stables, and will not allow Manure to accumulate in or about the premises.

AND that they the said lessees will not carry on any Business other than that appertaining to the business of a Depôt for Street Railways, nor that may be deemed a nuisance on the said premises to any person or persons occupying any of the other portions of the said Town Hall; and that they will not drive through the said Arcade at a faster pace than a walk.

AND that they will not erect a Blacksmith's Shop on the said Lot, nor shall any blacksmith's business be conducted thereon.

AND that no alteration shall be made within the Building of the said Town Hall, other than the flooring and laying of rails through the Arcade, and inserting two windows in the partition between the two front offices, without the consent in writing of the said lessors; and that they will not use the rooms of the said Town Hall Building for any purpose that may be dangerous in causing fire, or for any other purpose than as Offices for the business of the said lessees as such Street Railway Company; and will not assign or sub-let without leave; and that they will, at the expiration or other determination of the said term of twenty-one years, leave the premises in good repair.

AND it is hereby agreed and understood by all parties, that nothing herein contained shall in any way affect the rights and privileges of lessees and occupants of lots on each side of the said Town Hall to the right of entrance through the Arcade from the front up to the passages and through the passages marked respectively on the plan annexed, to the rear of their houses. PROVISIO, for the absolute forfeiture of the present Lease, and for re-entry by the said lessors, on non-payment of rent within sixty days after maturity, or on non-performance of covenants.

THE said lessors covenant with the said lessees for quiet enjoyment.

AND the said lessees may, if they so elect, place a Sign (the pattern or design to be subject to the approval of the lessors) on the balcony over the archways of the Arcade, and place Gas Lights at said entrance.

AND LASTLY, it is hereby agreed, that if at the expiration or other determination of the said term, the said lessors desire to purchase the Buildings erected on the said premises by the said lessees, they shall be at liberty to do so, at a valuation to be made by two disinterested arbitrators, one to be chosen by each party, or, if they disagree, by them and such third arbitrator as they may appoint, or any two of them. And in order to effectuate this provision, it is agreed, that if the said lessors should