

*Column 1.*

7. And will not assign or sublet without leave.

8. And that he will leave the premises in good repair.

9. Proviso for re-entry by the said (lessor) on non-payment of rent or non-performance of covenants.

10. The said (lessor) covenants with the said (lessee) for quiet enjoyment.

*Column 2.*

7. And also that the lessee shall not nor will during the said term assign, transfer or set over, or otherwise by any act or deed procure the said premises or any of them to be assigned, transferred, set over or sublet unto any person or persons whomsoever without the consent in writing of the lessor, his heirs or assigns first had and obtained.

8. And further the lessee will at the expiration or other sooner determination of the said term peaceably surrender and yield up unto the said lessor the said premises hereby demised with the appurtenances, together with all buildings, erections and fixtures thereon, in good and substantial repair and condition, reasonable wear and tear and damage by fire only excepted.

9. Provided always, and it is hereby expressly agreed that if the rent hereby reserved or any part thereof shall be unpaid for fifteen days after any of the days on which the same ought to have been paid, although no formal demand shall have been made thereof, or in case of the breach or non-performance of any of the covenants or agreements herein contained on the part of the lessee, his executors, administrators or assigns, then and in either of such cases it shall be lawful for the lessor at any time thereafter, into and upon the said demised premises, or any part thereof in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, any thing hereinafter contained to the contrary notwithstanding.

10. And the lessor doth hereby for himself, his heirs, executors, administrators and assigns covenant with the lessee, his executors, administrators and assigns that, he and