

2. The Lessee agrees to pay to the Lessor a monthly rental in the amount of One Hundred Twenty (\$120.00) Dollars, payable in advance. If occupancy commences on other than the 1st day of a month, the parties, by mutual agreement, may pro rate the rental for such first month in order that rental thereafter may be due and payable on the first day of each month.

3. It is agreed that the Lessor shall make the following repairs and alterations prior to the commencement of the term:

- (a) To install fluorescent ceiling lighting fixtures within each office;
- (b) To paint the interior;
- (c) To move a partition wall in the second room from the front and install a closet;
- (d) To remove lavatories in the rooms;
- (e) To install 3-foot by 4-foot glass partition between the front and second rooms;
- (f) To place linoleum or tile, the option being that of the Lessor, on all floors not presently so covered.

4. The Lessor shall furnish heat, air-conditioning, water and electricity to the premises, and shall repair and maintain the heating and air-conditioning system, together with the water pipes up to but not including the water fixtures. The Lessor shall also maintain the exterior walls to the roof, but shall not be responsible for any damages resulting from the faulty condition thereof until the Lessee has notified the Lessor in writing of the need of repairs which the Lessor has failed to make within a reasonable time. The Lessor shall not be required to make any repairs to the interior, the word "interior" including electrical and water fixtures, the repair and maintenance of such interior being the responsibility of the Lessee.