

(5) Upon the execution and delivery of this lease, the lease between Landlord and Tenant dated February _____, 1958 shall be null and void and of no further force and effect and the three-year option provided for in said lease cancelled.

(6) The Landlord hereby agrees to reimburse Tenant the total sum of Sixty (\$60.00) Dollars on August 1, 1959, provided Tenant constructs certain proposed improvements on or before August 1, 1959. If Lessee fails to make said improvements on or before said date, this provision shall be null and void and of no effect.

(7) Landlord agrees to keep in good repair the roof, outer walls and down spouts of said building. It is understood and agreed that the roof, outer walls and down spouts, upon occupancy by Tenant under this lease, shall be considered sound and Landlord shall not be called upon to make any inspection of or repairs to said portions of the building and shall not pay any damages from leaks or the condition of the roof, outer walls and down spouts should any occur, except damages due to the Landlord's negligence after written notice from Tenant and a reasonable time to repair such portions of the building has expired.

(8) Except as herein provided, Landlord shall not be called upon to make any repairs, improvements or alterations during the term of this lease, and Tenant agrees to take the premises and storeroom just as they stand.

(9) Except as herein stipulated, Tenant agrees to make all repairs, improvements and alterations during the term of this lease at his own cost and expense. Tenant shall not make structural changes without the written consent of Landlord, said changes to be made at Tenant's own expense.

(10) It is further understood and agreed that should any installment of the rent be past due and unpaid by Tenant for a period of fifteen (15) days after notice of such delinquency from Landlord,

(Continued on next page)