

Repairs-
(Cont'd.)

Structural building faults, building walls, foundations, roof, floors, retaining or property walls, other property walls, ~~exterior doors, smoke stacks or chimneys, outside drains, outside docks,~~ canopies, flashings, skylights, gutters, leaders, glass, window frames and ~~sash,~~ exterior steps or ladders, ~~curbs, sidewalks,~~ parking, driveways and truck area paving, ~~fences, gates, property sewers, Public Utility outside repairs or connections,~~ exterior painting and waterproofing, water seepage or water damage and ~~railroad spur~~

The LESSOR further agrees that upon failure to make any such repairs within thirty (30) days after written notice by the LESSEE of the necessity therefor, the LESSEE may make the repairs and charge the LESSOR with the cost thereof, and should payment therefor not be made promptly, the LESSEE, is authorized to deduct such cost from the rent immediately thereafter accruing.

~~c. The LESSOR further agrees that in the event there are repairs necessary to plumbing, plumbing fixtures, furnace, heating system, hot water heater or system, air conditioning or ventilating system, elevators, sprinkler system, electrical system, and window glass, the LESSEE will contract for said repairs to said items, and if the cost of such repairs is \$100.00 or more, the cost thereof will be billed to the LESSOR and should payment not be made promptly, the LESSEE is authorized to deduct such cost from the rent immediately thereafter accruing; provided, however, that LESSOR in no event shall be liable to pay for any such repairs when the same are made necessary due to the negligence or neglect of the LESSEE, its servants, employees or agents. LESSEE agrees to pay for all other interior repairs not set forth above. (See rider Paragraph 22.)~~

Alterations
by Tenant

5. The LESSEE may make from time to time such changes, alterations, additions, and improvements on the demised premises as will, in the judgment of said LESSEE, better adapt the same to the purposes of its business, provided, however, that the LESSEE shall make no such changes, alterations, additions or improvements which shall affect the