

Insurance
and Taxes
(Cont'd.)

Paragraph 1 above, LESSEE agrees upon demand and proof of such increase submitted to it by the LESSOR to pay the same upon the first day of the month next succeeding the date on which said increased rate or premium shall become effective. (See rider Paragraph 23.)

Railroad
Spur

8. The LESSOR shall provide and maintain a railroad spur to the building where required.

Floor
Loads

9. The LESSOR guarantees that the floors of the demised premises will safely sustain a uniformly distributed live load of not less than pounds per square foot; except that a portion of said floor indicated on plans covering said building, which space is to be used by the LESSEE for the storage of conduit, will safely sustain a uniformly distributed live load of not less than one thousand (1,000) pounds per square foot. LESSOR further guarantees wall thrust whenever conduit is stored against the wall. The LESSOR agrees to procure approved floor load ratings of the Bureau of Buildings or other municipal authority having jurisdiction over said building, and to post approved floor load signs in the event said signs are required by the building authorities or by the city ordinance.

Heating

10. The LESSOR guarantees that the heating equipment installed in said building will adequately heat the office space to a temperature of (70°) Fahrenheit and the warehouse space to a temperature of (60°) Fahrenheit when outside temperature is (0°) Fahrenheit, or below.

Utilities

11. The LESSEE agrees to pay for all water, electricity, elevator service, power, heat, hot water heat and gas consumed by it on the demised premises, unless landlord provides these utilities.

Peaceable
and Quiet
Possession

12. The LESSOR hereby covenants that he has a good indefeasible title to the said demised premises and that the same, on the first day of the term hereby granted, shall be free and clear of all liens, incumbrances, violations, encroachments and leases, and that the LESSEE, upon paying the rent herein stipulated and performing and observing the

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*subject, however, to a construction loan or permanent mortgage loan on the premises (Continued on next page)