

19. To keep the interior of the building painted and in good condition of repair, and to surrender the premises at the expiration of this lease without injury or abuse on its part, natural wear and tear and acts of God excepted.

20. To pay to the Landlord the Tenant's prorata share of the cost of heating and air-conditioning the leased premises and the entire store building in which the J. C. Penney Company store and the leased premises are located. This heat and air-conditioning is to be supplied from central plants located in the J. C. Penney Company store and operated by J. C. Penney Company. At the time possession of the leased premises is delivered to the Tenant herein, the exact annual charge to be made for supplying this heat and air-conditioning to the leased premises will be determined, and the Landlord and Tenant shall enter into a separate stipulation in which the Tenant shall agree to pay such annual charge at the end of each lease year.

IN WITNESS WHEREOF, the Landlord and Tenant shall cause their corporate seals to be hereunto affixed and these presents to be executed in duplicate by their duly authorized officers on the day and year first above mentioned.

WITNESS:

BELMONT REALTY & INVESTMENT CO. (L.S.)

By:

Colvin F. Jeogre

F. M. W. Corporation

President

Mary L. Shaw

By:

B. M. Caine

Secretary

F. M. W. CORPORATION

(L.S.)

By:

Mary L. Shaw

O. H. Giddney

President

Colvin F. Jeogre

By:

J. H. [Signature]

Secretary

Continued on next page