

prior condition to the commencement of the term of this lease, the Lessor shall make and satisfactorily complete the following repairs and improvements to the premises and the buildings thereon:

- (a) Install a new front door to the office in the terminal building;
- (b) Grade the yard for a distance of one hundred (100) feet extending on all three sides of the terminal building and place crushed stone thereon to a thickness of not less than four (4) inches; the finished grade after placement of stone shall allow a minimum clearance of thirteen (13) feet six (6) inches between the yard and the lowest point of roof overhang;
- (c) Replace eight (8) door guards;
- (d) Repair the concrete platform at four (4) of the doors;
- (e) Repair locks and other hardware on all twenty-two (22) doors;
- (f) Replace base angle iron and middle angle iron and install six (6) new sheets of metal on back end of building;
- (g) Replace foundations around dock with concrete blocks in accordance with original construction;
- (h) Repair all leaks in roof of building;
- (i) Repair or replace septic tank and drain

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