

for another five year period from the expiration date hereof, upon a rental to be agreed upon. It is further understood that the tenant herein is to give to the landlord notice in writing ninety (90) days prior to the expiration of this lease of its desire to extend the same, but said notice shall be subject to the above provisions.

That the landlord will keep in repair the roof and exterior walls of said building at its own proper costs and charges, including all plate glass in said building, provided that as to the plate glass the obligation of the landlord shall extend for only a period of one year from the beginning of this lease as above provided; that if any of the plate glass is broken or injured so as to require replacement even within the one year period and such is occasioned by the tenant, his agents, servants or employees, then said glass shall be replaced by the tenant and at its expense. All other portions of said building, including utilities, shall be kept in repair at the expense of the tenant; that all alterations of the interior shall be at the expense of the tenant, and at the expiration of this lease belong to the landlord, except temporary partitions for the display of merchandise, these shall belong to and may be removed by the tenant; that no change in the exterior or walls of said building shall be made by the tenant without the written consent of the landlord being first had, and then at the expense of the tenant; said changes or improvements to be at the expense of the tenant and at the expiration of the lease to belong to the landlord.

The landlord will in the construction of said building, or as the structure may require, provide adequate light receptacles, outlets, etc. for the use of electric lighting purposes; that all necessary heat and heating appliances and fixtures, as well as all plumbing and necessaries, shall be supplied by the tenant at its own expense and at the termination of this lease any such lighting, heating and plumbing fixtures as are installed by the tenant shall belong to it and may be removed at the termination of this lease or sold and conveyed to the landlord or its tenancy successor.

In the event a third story is constructed as a part of said building now or at any time hereafter, the use thereof shall belong to the landlord who shall have ingress and egress to same