

10. Install suitable finish hardware, the total of which shall not exceed \$175.00.
11. Install vinyl asbestos tile on all floors with the exception of the storage room. as well as a 4" rubber base at sheetrock walls. The walls of the toilets shall consist of sheetrock with 4" rubber base and the floors shall be covered with suitable vinyl asbestos tile.
12. Furnish and install acoustical ceilings with 2' x 4' suspended grid system using Armstrong tile or its equivalent. All ceilings shall be suspended from roof trusses and suitably installed with blown insulation.
13. Install adequate and comfortable heating and air conditioning units installing a 4 ton General Electric heat pump.
14. All exterior and interior woodwork and sheetrock shall have three (3) coats of Sherwin Williams paint or equivalent paint applied in a workmanlike manner. All inside nails shall be set, filled and sanded to a smooth finish.
15. Install by competent and licensed electricians, conduits in the walls and floors for telephone lines as requested by the Lessee. 2' x 4' lay-in type light fixtures shall be furnished by the Lessor and installed by competent electricians in such number as will guarantee 100 foot candle power in the offices and showroom when completed. Install all switches and wall receptacles as shown on the plan. Furnish and install exhaust fan for each toilet and furnish all cut ins and wiring as required by Duke Power Company.
16. Furnish and install one electric drinking fountain in the building. Install one electric hot water tank, and one commode and one lavatory with hot and cold water supply in each toilet with two (2) hose bibbs on the outside of the building. The drinking fountain and other plumbing fixtures shall be of standard quality. The water and sewer lines shall be completed to the nearest point of contact with existing lines and septic tank to be installed by Lessor. All fixtures shall be cleaned upon completion.
17. Install in each bathroom one medicine cabinet with mirror.
18. ~~The Lessor shall erect a shanty, 10' x 12' of brick, plywood or other suitable construction, with toilet and one lavatory with hot and cold water supply connected to water line and septic tank.~~
19. The buildings shall be completed and when ready for occupancy, completely cleaned including the floors, glass, aluminum and all fixtures.

2 John H. Mauldin
