

it sees fit; Lessor shall paint all of the wood on the outside of said building and shall paint and clean all of the inside of said building and shall sand, smooth and finish the first floor of said building. Lessor shall excavate the outside of the south end of said building so that motor trucks shall be able to use the platform on the south end of same; Lessor shall also install in good operating condition a steam or hot water system adequate to heat said building, said system guaranteed by the heating contractor who installs same. Other than the above, it is agreed that any remodeling, improvements, or alterations that the Lessee may deem necessary during the life of this lease, shall be at the Lessee's own cost and expense. However, same shall not be made without the prior permission of the Lessor, and the Lessee covenants and agrees that if any of the glass in the demised premises shall be damaged or broken whether because of the carelessness of the Lessee or otherwise, the Lessee shall replace the said glass with glass of like size and quality at its own cost and expense.

10. It is understood and agreed that the Lessee shall reimburse Lessor one-half (1/2) of the cost of the improvements to be made, as described in Paragraph 9 above, the total cost of which is not to exceed the sum of Three Thousand (\$3,000.00) Dollars, and the Lessor shall repay the sum so advanced by cancelling payments of rent as they become due until they have so repaid all sums advanced by Lessee. Lessor has already received the sum of Seven Hundred Fifty (\$750.00) Dollars, to apply upon their reimbursements.

11. The Lessee agrees that it will keep said premises in a good state of repair and at Lessee's own cost and expense, and agrees that at the end of the expiration or termination of this lease, it will quit and deliver up the said demised premises in good condition, less normal wear and tear. All improvements which are made to the premises by the Lessee shall at that time become the property of the Lessor, provided, however, that all equipment and machinery, including air conditioning equipment, installed by the Lessee shall be and remain the property of the Lessee and may be removed by the Lessee at the expiration of the term herein provided or at the end of the renewal term.

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