

## ARTICLE VI.

LESSOR'S IMPROVEMENTS:

The parties hereto understand that there is now situate upon the premises a service station building; driveways, approaches, plumbing and electrical fixtures, sewer and water connections, erected and constructed upon these premises by Lessor in accordance with the lease between the parties hereto dated December 5, 1950, of which further mention is made in Article I (A) hereof.

Lessor now covenants to and with Lessee, as a part of the consideration for the rental herein reserved, to cause forthwith, at Lessor's cost and expense not to exceed SIX THOUSAND ONE HUNDRED AND NO/100 (\$6,100.00) DOLLARS, to do the following additional work upon said premises and improvements, namely;

Install porcelain enamel exteriors on front and one end, install new roof, new front door frame, new restroom doors, modernize restrooms, install straps on windows, repair and replace lighting and wiring, repair overhead doors, install B&W shelving in sales room and lube stall, install jalousie windows in salesroom, install awning around sales room windows, paint interior and exterior of service station building, and perform any other repairs required by Lessee within the aforementioned monetary limit.

All materials and equipment to be furnished, all work to be done, and all installations to be made, shall be in accordance with plans and specifications to be approved, or furnished and approved, by Lessee. It is expressly agreed that Lessee's approval or furnishing of such plans, or its inspection by, or acceptance of, such materials, equipment or work, shall not constitute or be construed as (a) any guarantee by Lessee of the quality or fitness of such materials, equipment or work, (b) relieve Lessor of the duty of supplying good and sufficient material, equipment or work, or (c) waiver of any obligation elsewhere in this lease imposed upon Lessor of maintaining the demised premises in good condition and repair or repairing, rebuilding or replacing required because of damage or destruction by fire or other casualty. In the event Lessee shall condemn any work or materials, Lessor shall correct same to the satisfaction of Lessee. All work shall be done and installations made in accordance with the municipal ordinances and other governmental rules and regulations

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