

EXHIBIT "A"

INSTALLATION AND WORK TO BE DONE BY LANDLORD

1. Street elevations shall be faced with cast granite, Crab Orchard or Lannon stone porcelain enamel or face brick (or any combination thereof) at the option of the Tenant. Rear elevations may be common brick. All windows, except display windows, shall be Security Type steel sash.
2. The first floor is to have a tile, terrazzo, or cement floor (or any combination of such materials) with cove base where required. The floor is to be of the same level throughout except for office and ramp at the entrances, and where the floor drains occur, the floor is to be pitched to the drains. Entrance floors are to be American Olean Tile Co.'s non-slip ceramic tile with 7% abrasive, or a like material. The basement floor is to be a cement floor, steel troweled finish, and pitched to drains. A vinyl asbestos tile floor shall be installed where required. Toilet floors are to be ceramic tile.
3. There shall be furnished and installed in the leased premises water closets, lavatories, service sink, urinals, floor drains, grease traps, prescription sink, toilet stalls, all plumbing lines, plumbing connections to the Tenant's equipment. Plumbing lines are to be brought through the floor in sleeves, and all supply lines are to be equipped with valves. All hot and cold water lines are to be covered. Furnish and install hot water heating equipment as required.
4. There shall be furnished and installed in the leased premises all electric wiring, electric service, disconnect switches, meter panels, panel boards, safety switches at motor outlets, all lighting fixtures (including Slimline lighting fixtures in Sales Area), show window lighting, entrance lighting, etc. All equipment, whether installed by the Landlord or the Tenant, is to be completely connected by the Landlord.
5. A complete ventilating system shall be furnished and installed, including hoods in kitchen and dishwashing rooms, ducts, fans, blowers, also the furnishing and installation of a complete air conditioning system, including evaporative condenser, air cooled condensers or cooling tower, at the option of the Tenant. All air conditioning ducts to be covered where specified. Provide electric controls for air conditioning, heating and ventilation equipment as specified by Tenant.
6. Adequate heating equipment, as required in the operation of the Tenant's business, shall be furnished and installed. Equipment shall be located in the leased premises. All steam and hot water lines are to be covered.
7. There shall be furnished and installed in the leased premises division walls, curtain walls, partitions and doors, stockrooms, stockroom shelving and cabinets. All such walls are to be plastered or to be structural glazed tile where necessary or appropriate. An acoustic tile or plaster ceiling shall be installed where required, as determined by Tenant.
8. Store front material and metal entrance doors shall be alumilited aluminum material, as manufactured by Brasco Mfg. Co. of Harvey, Illinois (or like material). All store front sash shall be key set. Entrance doors shall be manufacturer's first line narrow stile doors with extruded frames. Provision shall be made in the doors and frames for the installation of the Tenant's time lock and back door bolt. Entrance doors shall be glazed with tempered glass.
9. There shall be furnished and installed all hardware, burglar proofing, painting, and copper window screens.
10. Adequate stairways leading from the first floor to the basement and necessary fire exits therefrom shall be installed. Stairs to be steel pan type with cement filled treads and Feralun (or equal) nosings.

Recorded June 13th, 1960 at 9:30 A. M. #34284

WRT