

substantial amount of whose stock is owned by the Tenant herein or by the stockholders of Tenant, without the consent of the Landlord; but such subletting or assigning shall not relieve Tenant from its obligations herein agreed to. Tenant shall not assign, sublet or part with possession of the whole or any part of said premises to any person, firm or corporation, except as aforesaid, without the written consent of the Landlord.

6. Prior to the granting of possession to Tenant, Landlord agrees to make the following repairs and improvements to the building for the benefit of the Tenant and as a consideration of this lease:

(a) Secure building by affixing bars in all windows.

(b) Close loading door on east side.

(c) Construct racks across the south end of building and across a portion of east side of building. Top surface of racks to be of smooth material, closely joined, and strong enough to support furniture. Racks across east side to be six feet wide and racks across south side to be eight feet wide.

(d) Increase loading door on west side to approximately twice its present size and place an awning over it approximately five feet away from the side of the building and one foot on either side of the door.

(e) Move wall of warehouse toilet and enclose for room which may be locked within the warehouse.

(f) Close doors at the rear or south end of building.

(g) Remove office walls around office area except room presently occupied by food broker and two office toilets.

(h) Construct heavy truck guard rail, extending out twelve inches, to protect the building, to be added across loading doors on the west side.

7. Landlord shall keep and maintain the roofing, walls, the outside and all structural portions of the demised building in good order and repair at all times, and shall pay all city, county and other ad valorem taxes, and all street or tax assessments which may be levied against the premises, together with the

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