

10. In addition to any other provisions or requirements hereof or of the specifications contained in Exhibit "A", the Lessor agrees:

(a) To provide and maintain at its expense a railroad siding to be constructed adjacent to the platform of the building to be erected on the leased premises;

(b) To provide and maintain at its expense platform cover over all platforms sufficient to permit protection from weather during loading or unloading operations;

(c) To provide at its expense adequate sewage disposal during the entire term of the lease;

(d) To consult with Lessee, or Lessee's representative, concerning desired lay-out of the office area in the building to be constructed on the leased premises and to make such modifications in the lay-out of said area as may be desirable to the Lessor;

(e) To consult with Lessee, or Lessee's representative, to the end that the portion of the proposed building to be devoted to a future cold storage room is so constructed, with respect to floor, walls and ceiling, that it can presently be used for dry storage and, at a later date, permit the installation and operation of refrigeration equipment on the most economical basis;

(f) That if the Lessee shall install on the leased premises trade fixtures, shelving, lighting, refrigeration equipment or other items of a similar nature, it may, at its election, remove the same at any time during the term hereof, provided that the Lessee is not in default hereunder and that any damage caused to the leased premises by such removal is restored by the Lessee.

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