

steam heating pipes, plumbing system, roof, outer walls, or down spouts, and the Lessors shall not be responsible for any damage resulting from leaks or otherwise caused by the condition of the steam heating pipes, plumbing system, roof, outer walls, and down spouts unless and until notice has been brought to the attention of the Lessors by the Lessee and the Lessors given a reasonable opportunity to repair said steam heating pipes, plumbing system, roof, outer walls, or down spouts.

V

The co-ownership shall construct for the Lessee an addition to the storage vault in the premises located on College Street, and the Trustees shall paint the premises demised by them. Except as provided in this Lease, the Lessors shall not be called upon to make or be responsible for the making of any repairs or alterations during the term of this Lease, nor the painting or the making of any improvements or changes to the interior of the demised premises.

VI

The Lessors and Lessee agree that if the Lessors find it desirable to install an elevator to serve the Prevost Building, and the co-ownership Building during the term of this Lease, they may use approximately 64 square feet at the northeast corner of said Fur Vault for this purpose. However, a twelve-inch brick wall will be constructed around elevator to separate same from vault, and this work will be done during fall or winter months to be convenient to Lessee and rent abated Twenty and No/100 Dollars (\$20.00) per month. Such work shall not unreasonably interfere with the Lessee's occupancy and use hereunder.

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