

Section I

Lessor warrants that all electrical, heating, air conditioning, plumbing and ventilator systems are in good working order. If such systems are not operational, Lessor agrees to make such systems operational within a reasonable time after notice to the Lessor by the Lessee.

Section II

Lessor further warrants that all electrical, heating, air conditioning, plumbing, and ventilation systems conform to all building, safety and fire codes with the exception to the fire extinguisher system.

Section III

Lessor agrees to provide and maintain adequate soundproofing between the space to be used by the Lessee for a restaurant and the space being used as a bar by another tenant of the Lessor.

Section IV

Lessor agrees that he will not make use of or lease any appurtenant structure of the building which is the subject of this lease for any purpose which would create circumstances or an atmosphere which would interfere with the Lessee's quiet enjoyment and use of the premises as a restaurant and cabaret theatre.

WLS

PCS

RECORDED MAR 28 1983

3:23 P.M.

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