

may make any or all of the following listed improvements: Install new front in building; install new elevator; new electric wiring; new heating plant; build balcony over first floor; replace first floor with new composition floor, as well as any other improvements to modernize said property, which it shall desire to do, at its own cost and expense, not to exceed the sum of One Hundred Thousand and No./100 (\$100,000.00) Dollars. Upon completion of said repairs or improvements the Lessee shall furnish to the Lessor an itemized statement of the costs and expense, verified by an accountant, and it is understood and agreed that the Lessee shall deduct from the excess or bonus rental herein provided for, the sum of Five Thousand and No/100 (\$5,000.00) Dollars per year plus one-half of any interest which the Lessee may pay upon the money expended, as herein provided, but said interest shall not be calculated in excess of four (4%) per cent per annum. This reimbursement of Five Thousand and No/100 (\$5,000.00) Dollars annually, and interest, would be paid out of the bonus rental and shall be deducted annually by the Lessee only from the bonus rental earned during that year and shall in no event be cumulative. Said sum, with interest, shall be deducted annually until the money expended, not in excess of One Hundred Thousand and No/100 (\$100,000.00) Dollars and interest, has been repaid in full. At the expiration of this lease all of said improvements shall belong to the Lessor.

(7) It is further understood and agreed that the Lessee may at any time it desires, add one or more stories upon said building at its own cost and expense, and said Lessee is further permitted to cut opening or openings into the wall of the building herein leased, that is, in that portion of the wall lying between the rented premises and the lot recently purchased from Louise Sloan Thomas. Provided, however, that at the expiration of this lease said opening shall be closed and the walls left