

installed insaid building. The building shall have installed two rows of fluorescent lighting units of two tubes each and shall have the necessary base board outlets to accommodate vending machines and also an outlet for an electric fan. The building shall have a small window in the boiler room and store room. There shall be installed fluorescent lighting fixtures under the eaves on the outside of the building and there shall be installed in said building gas heaters sufficient to heat the building. The area surrounding the building shall be surface-treated completely except for the area on which the building stands.

It is understood and agreed that the Lessors shall keep the premises insured and shall pay all County, City and State taxes due on said property.

It is understood and agreed that the Lessee shall pay all charges for water, gas, electricity and any other utilities furnished to the demised premises during the term of this Lease or any renewal hereof.

It is further understood and agreed that the Lessee will ~~not be allowed to use the premises for any purpose other than that intended by the lessors~~ ~~and shall not be allowed to use the premises for any purpose other than that intended by the lessors~~ ~~and shall not be allowed to use the premises for any purpose other than that intended by the lessors~~ not allow to be done on said premises anything that could be constituted as a public nuisance and the breach of this condition shall revoke said Lease if the Lessors so desire.

That upon the expiration of the Lease or any renewal thereof, the Lessee shall not remove from said premises any goods or chattels until all rent due thereon shall be paid.

It is further agreed that in the event the building now erected upon the premises is substantially destroyed by fire or any act of God, then the Lessor shall replace upon said premises a building of similar nature to the one being constructed thereon within a period of Ninety (90) Days and said Lessee shall not be liable for any rentals during the period of time that it is deprived of the

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