

RIDER A - SERVICES BY LESSOR

As part consideration for the payment of the rent set forth on page one of the lease, Lessor at its own cost and expense shall furnish, supply and properly maintain for Lessee the following services:

- (a) Such heat or air conditioning as may be needed for comfortable working conditions during Lessee's usual working hours.
- (b) Well supplied and clean lavatories with hot and cold water therein and water for drinking purposes.
- (c) Janitor service after Lessee's normal working hours and in conformity with that furnished in local first class office buildings, including dusting, floor washing and waxing, carpet vacuuming, washing windows, lights and glass, rubbish removal and cleaning of drapes or venetian blinds.
- (d) Fluorescent lighting and electricity for lighting and office equipment.
- (e) Paved off-street parking facilities for employee's and visitor's automobiles.

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