

in a workmanlike manner and subject to the Lessee's approval, the following addition, alterations, and repairs: An "L" shaped addition along the east and south walls of the existing building, being approximately 15 ft. wide along the east wall and 20 ft. wide along the west wall, as shown in the attached sketch marked "Exhibit A" and in accordance with the attached specifications marked "Exhibit B".

USE

8. The Lessee will occupy and use said premises for the sale, storage, repair, servicing and processing of bearings, bearing specialties, power transmission parts and accessories, and kindred products, and agrees not to permit said premises to be used for any immoral or illegal purposes.

REPAIRS

9. The Lessee will at its own expense make all incidental repairs to heating, plumbing, electrical and other equipment. In addition, the Lessee will repair and maintain the interior of the demised premises and will replace all broken glass during the term of this Lease when such repair, maintenance, and breakage is not occasioned by structural failure. The Lessor agrees to make and provide at its expense all necessary structural repairs, both interior and exterior, all necessary repairs and maintenance to the exterior of the premises, and all roof maintenance and repairs. The Lessor further agrees to make at its expense all substantial repairs to and all replacements of heating, plumbing, electrical and other equipment, except repairs and replacements made necessary by misuse on the part of the Lessee. In addition, the Lessor shall maintain and keep in good condition the parking area referred to in paragraph 2. hereof. (See also Paragraph 27.)

UTILITIES

10. Public utility service connections into said premises shall be provided by the Lessor. The Lessee shall pay all charges for the following utility services furnished to the demised premises during the term of this Lease or any renewal or extension hereof:

All utilities.