

- (2) The main floor shall be finished in a manner suitable for a show room with two platform show windows and the interior of the main floor shall be finished in a reasonable manner.
- (3) The Lessor agrees to extend the present building to a total or over-all length or depth of 85 feet by extension of the present walls.
- (4) A concrete basement will be constructed under the extension of said building and the basement will be approximately 33 feet X 44 feet with an 8 ft. clearance.
- (5) The Lessor will remove the toilet to the rear of the building and close in the same in a suitable manner.
- (6) The tile around the portion of the building formerly used for a market will be removed.
- (7) A suitable stairway will be constructed in the rear of the building from the basement to the first floor and there will be two doors in the rear of the building with one door on the side.
- (8) The Lessor will add necessary and appropriate lighting fixtures.

It is expressly agreed that after the completion of the above mentioned repairs and improvements and after the Lessee has received possession of the premises, then during the remainder of the term of this lease, the Lessor shall only be liable for maintenance of the roof and outside walls. The Lessee shall be liable for the inside walls and interior of the building and upon termination of this lease shall return possession to the Lessor with the premises in substantially the same condition, natural wear and tear excepted. It is agreed that in case of fire or other casualty whereby the premises are demolished or damaged to an extent where the premises can no longer be used by the Lessee, then this lease shall terminate. In the event the premises are damaged to a lesser degree by fire or other casualty beyond the control of the Lessee and the premises can still be used by the Lessee, then the rent shall be pro-rated accordingly until the premises are restored to former condition at which time the full monthly rental shall again be payable.

It is expressly agreed between the parties that this lease cannot be assigned or the premises sublet by the Lessee