

2. As a condition precedent to this lease, and to occupancy by the Lessee, it is agreed that when the space now occupied by the Community Finance Co. known as 21 E. Coffee Street is occupied on November 15, 1951 by the Lessee, the Lessor will provide the following in said area:

(a) Stairway and door to basement. Said stairway and door to be not less than forty-two (42") inches wide and to extend from the rear of the building now occupied by Community Finance Co. to said basement.

(b) An outside entrance in the rear area opening on Brown Street, said entrance to be not less than 42 inches wide.

(c) One additional toilet ~~in the basement~~ *W. R. N.*

(d) Remove the stairway leading from the rear of the first floor of the building, which is not to be occupied by the Lessee, to the basement.

3. An oil fired warm air furnace is located in the basement and furnishes heat for both The Community Finance Co. 21 E. Coffee Street and Monroe Calculator Co. 19 E. Coffee Street. Cost and maintenance of this furnace is shared by these two firms. Commencing November 15, 1951, the Lessee will occupy the space at 21 E. Coffee Street and it is agreed that the Monroe Calculator Co. will pay for 1/2 the ~~cost~~ <sup>maintenance and</sup> of the fuel oil necessary to operate said furnace up until June 30, 1952 when their lease expires. Commencing July 1, 1952, the Lessee will be responsible for the maintenance and the cost of fuel necessary to operate furnace. *W. R. N.*

It is understood and agreed that the heat to be furnished by the Lessee under this paragraph is limited to the first floor of the building now occupied by The Community Finance Co. and Monroe Calculator Co. and that the Lessee herein shall not be responsible for furnishing heat to any other portion of the building occupied by the Lessor or his tenants than the space hereinabove referred to, which is now occupied by The Community Finance Co. and Monroe Calculator Co. It is further understood and agreed that the Lessee herein shall only be required to furnish heat to maintain the temperature in said portions of said building at 70 ° F. during regular office hours, between 8:00 A. M. and 6:00 P. M.

It is further understood and agreed that if the Monroe Calculator Co. shall fail to pay for one-half of the cost of fuel oil from November 15, 1951 to June 30, 1952, the Lessor shall be personally responsible for the payment of one-half the cost of said fuel oil, and the Lessee may pay the same for and on behalf of the Lessor and/or Monroe Calculator Co. and deduct one-half of the cost thereof from the rent thereafter accruing under the terms of this lease to the Lessor.

4. The Lessee will be responsible for the water, lights and power consumed in the area occupied by the Lessee.

5. Maintenance and breakage of plate glass in the fronts of 19 & 21 E. Coffee Street and the rear entrance will be responsibility of the Lessee.

6. It is understood and agreed that on or after July 1, 1952, when the Lessee takes possession of the two areas of the front of said building known as 19 & 21 E. Coffee Street, now being occupied by Monroe Calculator Co. and The Community Finance Co., it shall have the right to remove the stud wall separating said two areas at its own cost and expense. The Lessee shall also have the right to make such other alterations and/or improvements without the consent of the Lessor, provided said alterations and/or improvements are not of a structural nature. The Lessee shall not make any alterations and/or improvements to the leased premises of a structural nature without first obtaining the written consent of the Lessor thereto.

