

12. It is understood and agreed that the Tenant shall have the privilege of terminating this lease at the end of any lease year, by giving to the Landlord notice, in writing, at least ninety (90) days prior to the end of the lease year of his desire to cancel the lease.

13. Prior to the commencement date of this lease, the Landlord agrees to perform the following construction work in the leased premises:

(a) Construct partitions to separate the leased premises from adjacent property.

(b) Construct a clean floor ready to receive asphalt tile or linoleum which is to be laid at the expense of the Tenant.

(c) Construct one small rest-room, with one commode and one lavatory, and to extend a water line and drain to a point just outside of the rest-room to connect with a two-compartment sink which the Tenant will purchase and install at its expense.

(d) Finish the interior of the store with smoothly plastered walls and ceilings.

(e) Extend ducts and provide registers to deliver to the storeroom heat and air-conditioning from the central plants in the J. C. Monney Company building.

(f) Bring into the storeroom to a panel box to be located on the interior north wall of the storeroom at a point approximately sixty (60) feet from the front door, wiring to provide 100 ampere, 3 phase, four wire electric service. Also, provide wiring in the ceiling of the storeroom in accordance with a wiring plan to be submitted by the Tenant and to connect with electric lighting fixtures which are to be purchased and installed at the expense of the Tenant.

(g) Bring one (1") inch gas line into the storeroom to a point on the north wall of the storeroom about six feet from the front property line.

~~(h) Install a door in the north wall at the extreme rear of the storeroom to give access to a service alley.~~

(h) After the construction described in paragraphs (a) to (g), inclusive, have been performed by the Landlord, the Tenant agrees to

R.P.P.