

take the storeroom just as it then stands and at its expense perform all other construction work which it deems necessary or desirable for the operation of its business.

14. After the Landlord has completed the construction which it is obligated to perform, the Tenant shall be given thirty (30) days' time, free of rent, in which to complete the construction work which is to be performed by the Tenant. It is understood and agreed that this lease shall become effective on March 1, 1955, but that the rental to be paid by the Tenant shall begin on the 31st day after the Landlord has advised the Tenant, in writing, that it has completed the construction work which it is obligated to perform, or on the day <sup>on</sup> which the Tenant opens its store for business, whichever is earlier.

LANDLORD AGREES DURING THE TERM OF THIS LEASE

15. To pay all taxes, assessments, or liens that may be against or levied upon said premises during the term of this lease.

16. To keep the roof, outer walls and structural portions of the said building in good repair. All changes, additions, or improvements required by any legally constituted authority shall be made by the Landlord, and in the event that the building is legally condemned, the Landlord or Tenant shall have the right to terminate this lease after fifteen (15) days notice.

TENANT AGREES DURING THE TERM OF THIS LEASE

17. To pay the rent as stipulated above.

18. To replace any plate glass which is damaged or broken from any cause other than settling of the building, fire, riots or insurrection, or acts of God.

19. To permit the Landlord or its agent, to visit the premises for the purpose of making inspection or repairs at any time during business hours.

20. To keep the interior of the building painted and in good condition of repair, and to surrender the premises at the expiration of this lease without injury or abuse on its part, natural wear and tear and acts of God excepted.

RJR