

-3-

8. It is understood and agreed that the Lessors shall maintain the roof and exterior of the building herein demised at all times. Lessors shall pave a sidewalk in front of said property and shall repair the surface-treated parking lot in front of said property.

9. Lessors shall either stucco or brick-veneer the north side of said building and put a canopy in front of said building. Lessors shall surface-treat the area between the building and Gallivan Street when Gallivan Street is repaved and sidewalks and gutters are placed on same. The area back of said building shall be surface-treated for the use of Lessee's customers and customers of other tenants adjacent to Lessee.

10. The Lessors covenant and agree that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

11. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors and assigns.

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