

walls, foundation and sidewalk in proper repair, but shall not be liable for any failure to make such repairs unless such failure is due to negligence on the part of the Landlord after notice of necessity thereof.

4. The Tenant shall be allowed to occupy the premises during the month of September, 1950, in order to permit Tenant to make its alterations, installations and renovations; and for the said period, the Tenant shall not be obligated to pay any rent.

5. The Tenant shall pay for all heat, water, gas and electrical current used by it on the demised premises, and may at its option and at its own cost install a separate meter for water and/or gas and/or electrical current, providing said meters have not heretofore been installed.

6. The Tenant shall have the right, to place its customary flat sign on the front of the property facing North Main Street and shall not erect any sign which is not flat with the building. The Landlord agrees that it will not permit any other Tenant on the ground floor of the building to install signs which are not flat with the building.

C. & S. N. B.

By *[Signature]*

E. of G. C. P.

By *[Signature]*

S. P. M., INC.

By *[Signature]*

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