

(15) It is understood and agreed, however, that the above restriction against the sale of appliances shall not apply to a furniture store which sells the appliances above referred to as an incidental part of its business.

(16) Lessee is now occupying the premises covered by this lease and in addition has the use of the elevator which serves the second and third floor of the building of which the leased premises are a part. Anything in this lease to the contrary notwithstanding, it is understood and agreed that in the event Lessee is denied the use of said elevator, Lessor will, at the option of the Lessee, and upon being so notified of such fact reduce the rent hereinabove reserved by One Hundred (\$100.00) Dollars per month. If said rent is so reduced, the Lessor shall take over the basement of the leased premises designated on the attached plat as No. 1-C and the same shall be eliminated as part of the leased premises except as is herein provided in the next succeeding paragraph.

(17) Lessee has, with the written consent of Lessor, installed two (2) 3½-ton Servel gas fired air conditioning units on the first floor of the leased premises which units are not considered a part of the realty and do not become a part of the building equipment upon the termination of the present lease now in effect between the parties. It is understood and agreed that Lessee may remove said two air conditioning units from the first floor to the basement of the demised premises and run ducts from said basement to the first floor of the demised premises and that said air conditioning units whether on the first floor or basement of the demised premises shall not become a part of the building equipment in the end of the leased term herein provided for and that the same may be removed by Lessee at the expiration of this lease or at any time prior thereto if it so desires, provided that the area where said units were installed is put back in as good condition as it was before said installation. If the Lessee is denied the use of the elevator thereby effecting a reduction of the rent and a releasing of the basement space as herein provided in the next preceding paragraph, Lessee may nevertheless continue to maintain said two air conditioning units in the basement with ducts to the first floor of the demised

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