

for the College Street premises within a lesser period than ninety (90) days before the expiration of this present Lease, in which event the Lessee may exercise his option within such lesser period of time after notice to him that Byrum and Bates have obtained said extension for the College Street premises.

VI.

The Lessors agree to keep in good repair the heating and plumbing systems, roof, outer walls, and down spouts of the demised premises, although it is expressly understood and agreed that the heating and plumbing systems, roof, outer walls, and down spouts are recognized by the Lessee to be sound and in good repair at the commencement of this Lease. The Lessors shall not be called upon to make any inspection thereof or repairs to the steam heating pipes, plumbing system, roof, outer walls, or down spouts, and the Lessors shall not be responsible for any damage resulting from leaks or otherwise caused by the condition of the steam heating pipes, plumbing system, roof, outer walls, and down spouts unless and until notice has been brought to the attention of the Lessors by the Lessee and the Lessors given a reasonable opportunity to repair said steam heating pipes, plumbing system, roof, outer walls, or down spouts.

VII.

Byrum and Bates shall construct for the Lessee a fur-storage vault in the premises located on College Street and the Trustees shall remodel, alter, and refurbish the demised premises demised by them, all in the manner provided in this Lease and in accordance with the list attached as Schedule "A" hereto and made a part hereof. Except as provided in this Lease and in said list, the Lessors shall not be called upon to make or be responsible for the making of any repairs or

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