

Section 3. The Lessor shall be responsible for grading and installation of the parking area in a manner which shall assure the proper disposal of storm and surface waters so that such waters shall not in any way interfere with the use of the entrance to the building and so that such waters shall not leak into the building in any way whatsoever. If this shall in any way be insufficient, Lessor agrees to be responsible for making any provisions to correct same on a permanent basis.

ARTICLE VI - ADDITIONAL STRUCTURES

Section 1. Lessor further agrees that it shall not, during the term of this lease or any renewal thereof, erect or construct a bowling center, or building to be used within a radius of five (5) miles from the site of the demised premises.

ARTICLE VII - REQUIREMENTS OF LAW

Section 1. During the term of this lease, Lessee shall comply with the requirements of all laws, orders, ordinances, rules and regulations of all governmental authorities except as to roof and structural repairs and requirements, and shall not use the demised premises in violation of the Certificate of Occupancy for the building, and shall not bring or permit to be brought or kept in or on the demised premises, any inflammable, combustible or explosive fluids, materials, chemicals or substances other than permitted by law to be used or kept in a similar building, or permit any objectionable odors or noises to permeate from the demised premises, except as are occasioned by the permitted use thereof. Lessee shall comply with all rules, orders or requirements of the State Board of