

Section 4. Lessor agrees to correct all cracks in the concrete slab and warrants that there will be no settlement of the concrete slab under the alleys and that if any such settlement shall occur within five (5) years from the date hereof, Lessor shall be responsible for any expense that may be incurred in correcting the same and Lessor agrees to protect, indemnify and reimburse Lessee for any expense or loss of business that Lessee may incur by reason thereof.

Section 5. Lessor represents that the air-conditioning compressors now provided in the bowling center shall be adequate to comfortably cool said building. If it shall prove that said air-conditioning unit is inadequate to produce a temperature in the public portions of said building, office and rest rooms of at least 15 degrees below the prevailing outdoor temperature, the Lessor shall at its sole expense immediately install sufficient additional air-conditioning equipment to bring about that result.

Section 6. All interior walls of the public portion of the building shall be covered by the Lessor with Vicerotex of Lessee's choice, or paints if desired by the Lessee, and shall be paid for by the Lessor. All other interior walls shall be painted in the usual manner wherever Lessee shall desire and in such colors choice as Lessee shall make. Lessor shall also apply deck enamel paint on the concrete floor under the pinsettors and back to the rear exterior walls.

Section 7. Lessor agrees that metal partitions shall be installed in the two public toilets in a manner that shall assure screening of the interior from the eyes of anyone outside the doors thereof.

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