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Section 8. Lessor agrees to waterproof and paint the exterior building blocks - color to be Lessee's choice.

Section 9. Lessor agrees to install electric light fixtures throughout the entire building except special decorative light fixtures for the lounge which shall be provided by the Lessee but installed by the Lessor.

Section 10. Lessor agrees to install any reasonable amount of plumbing or wiring that may be necessary for roughing the lounge to permit its use as a cocktail lounge or Key Club if the same shall be needed at the time of the signing of this lease only.

Section 11. The Lessor agrees that it will do whatever is necessary on the premises to satisfy the requirements of the Health Department for the local government unit involved.

Section 12. Within 45 days after the end of the first half year in each of its fiscal years, the Lessee will furnish to the mortgagee when one is designated unaudited financial statements as of the close of such half year with respect to the premises and the bowling alley business conducted thereon, certified by the Lessee or an officer thereof, having knowledge of the facts, which statements shall include a balance sheet as of the close of the half year and an income and profit and loss statement for such half year.

Within 120 days after the end of each of its fiscal years, the Lessee will furnish to the mortgagee audited financial statements as of the end of such fiscal year with respect to the premises and the bowling alley business conducted thereon,

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