

(d) Lessor shall furnish water connections and water to the premises through existing pipes from the District Water System, as such water may be obtainable. Lessor shall be under no obligation to furnish hot water to the premises.

(e) Lessor shall not be required by this lease to furnish janitor service to or for the premises or building, or any part thereof.

(f) Lessor shall not be required to furnish any service or utility of a kind like or unlike those specifically mentioned in this lease, unless express provisions for same are made in this lease.

(g) Lessee shall, except to the extent prevented by practical impossibility of the public utility company to furnish electrical energy, furnish illumination to the interior of the premises so that the front display area will be suitable lighted from dusk until at least ten (10:00) o'clock P.M. on each day of the entire term, including Sundays and Holidays.

5. The Lessor agrees to furnish a parking area on the premises for the joint use of the Lessee and Pecknel Music Co., Inc. customers, within reasonable limitations imposed by the presently contemplated use of the property. Whether or not there is to be an allocation of specific parking spaces, and the size thereof and the location of such area shall be within the discretion of the Lessor, provided if such allocation is made, it shall be upon an equal basis between the Lessee and Pecknel Music Co., Inc. Whether or not there shall be an allocation for employees of the Lessee shall be left to the sole discretion of the Lessor, provided however, if employee parking is permitted for employees of Pecknel Music Co., Inc., then the Lessee shall be entitled to an equal number of spaces for its employees. Provided, however, parking spaces allocated for employee parking shall not be marked as such or otherwise designated, but shall be upon a first come basis with customers of either the Lessee or Pecknel Music Co., Inc.

6. In addition to the above described premises, the Lessee shall have the right of use of the auditorium adjacent to the premises occupied by the Lessee which is also adjacent to Pecknel Music Co., Inc.; provided, that the use of the auditorium shall be shared jointly and equally by the Lessee and Pecknel Music Co. The expense of maintenance shall be shared on an equitable basis between the parties with due consideration to the use thereof and other considerations such as the parties contribution to the furnishings and equipping of the auditorium.

7. Lessee shall examine the premises before taking possession hereunder, and such taking of possession shall be conclusive evidence as against Lessee that at the time thereof the premises were in good order and satisfactory condition.

8. Lessee shall not occupy or use the premises or building or any part thereof for any purpose not authorized by this lease, nor make any use of the premises which is forbidden by Law, or which may be dangerous to life, limb or property, or which increases the premium cost of invalidates any policy of insurance covering the premises or the operation thereof. Lessee agrees to promptly reimburse Lessor for increase of any insurance premium resulting from Lessee's use of the premises in any manner other than that now contemplated by the parties.

Lessee shall not, without the specific written permission and authorization of the Lessor, do any of the following, in, about or upon the premises:

(a) Make or permit any noise or odor-objectionable to the public or other occupants of the Shopping Center, nor create any nuisance or do any

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