

The mezzanine floor in said premises is not included in the demised premises.

(b) The following premises of co-ownership only:

A portion of the building located on College Street, adjoining the demised premises described in subparagraph (a) above, being approximately 400 square feet, and now occupied by Sedran Furs, Inc., and being used as a storage vault.

II

TO HAVE AND TO HOLD the above described premises, with all exits, entrances, rights, privileges, easements, and appurtenances thereunto belonging, unto the Lessee, its successors and assigns, for and during the term of five (5) years, commencing February 1, 1966 and terminating January 31, 1971.

III

The Lessee does hereby agree to pay to the Lessors for said term a rental of Thirty-Seven Thousand Two Hundred Dollars (\$37,200.00), payable in twelve (12) equal monthly installments of Six Hundred and No/100 Dollars (\$600.00) and forty-eight (48) monthly installments of Six Hundred Twenty-Five and No/100 Dollars (\$625.00).

IV

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

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