

7. (a) It is an express condition of this lease that at all times during the continuance of this lease, Landlord shall provide, maintain, repair, adequately light when necessary during Shopping Center's business hours, clean, promptly remove snow and ice from, supervise and keep available the Parking Areas as shown on said attached plan (which Parking Areas shall provide for the parking of at least 2,500 automobiles), and also adequate service and receiving areas, pedestrian malls, including the enclosed Mall as shown on attached plan, which shall be level and of the same level as the first floor of the leased premises and shall have a continuous ceiling height of at least 25 feet, sidewalks, curbs, roadways and other facilities appurtenant thereto and shall adequately light and ventilate said enclosed Mall and shall heat and air condition same as hereinafter set forth. Said Parking Areas shall be for the free and exclusive use of customers, invitees and employees of Tenant and of other occupants of said Shopping Center, shall be level and shall be suitably paved and drained. Said Parking Areas shall have automobile entrances and exits from and to adjacent streets and roads, which said entrances and exits shall be of such size and at such locations as shall be acceptable to and approved by Tenant. Automobile traffic aisles in said Parking Areas shall run in directions acceptable to and approved by Tenant. Simultaneously with the furnishing of the architectural drawings, details and information referred to in Section (b) of Article 2, Landlord shall furnish to Tenant plans indicating said entrances, exits and traffic aisles. As a minimum, Landlord shall, at all times when necessary during Tenant's business hours, light the portion of the Parking Area shown as outlined in green on attached plan.

(b) At all times during Tenant's business hours, Landlord shall provide heating or air conditioning, whichever shall be appropriate, in the enclosed Mall to meet the following conditions:

<u>Outdoor</u>		
Summer	95° F. Dry Bulb	77° F. Wet Bulb
Winter	19° F. Dry Bulb	
<u>Enclosed Mall</u>		
Summer	80° F. Dry Bulb	50% Relative Humidity
Winter	70° F. Dry Bulb	

A slight positive pressure is to be maintained in the enclosed Mall at all times relative to outdoors.

(c) Tenant shall pay to Landlord on account of the cost of maintaining, repairing, lighting and cleaning the parking and other facilities referred to in Section (a) above, the sum of \$125.83 per month. Tenant shall have the right, and is hereby irrevocably authorized and directed, to deduct amounts payable under the provisions of this Section in each lease year from additional percentage rents accruing under the provisions of Section (b) of Article 2 for such lease year.

*Ella*

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