

3. At the time the parties hereto inspected said terminal building a crack was noted in the center of the terminal office floor that extended for the width of said office floor. Also another crack was noted in the wall in the driver's rest room area extending from the floor to the ceiling and also extending across the base of the ceiling for approximately ten (10) feet. These cracks are to be repaired by Lessor at its sole cost and expense.

4. Lessor further covenants to retile the floors in the general office area of said terminal building, the hall, the entrance, the dispatcher's office, the rate and billing office, the driver's sleeping quarters, the driver's bath room floor, the driver's check-in room, and the warehouse rest rooms, all of such work to be done at Lessor's sole cost and expense.

5. Lessor also covenants to paint all of the office walls which are now painted, and also to paint all adjacent rooms and rest rooms. Lessor will also paint the outside of the office facing the warehouse. It will also paint all overhead type warehouse doors, both inside and outside of the warehouse and terminal building. Lessor will also repaint the exterior of the warehouse excluding the red bricked portions thereof and also the overhang of said building, but including all gutters and downspouts. All painting is to be done at the sole expense of Lessor and with sufficient coats as will make a good job satisfactory to the Lessee.

6. Lessor covenants that all plumbing and plumbing fixtures in the terminal office and warehouse building and on the terminal grounds otherwise, if any, shall be cleaned and such repairs thereto or replacements thereof to be made by Lessor as are necessary to put said plumbing and fixtures, including the

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