

17. It is also noted that the dock at doors Nos. 18, 22, 33, 34, 36, 39 and 40 has metal angle iron missing and that the concrete dock is broken at those doors. This angle iron is to be replaced and the concrete dock is to be repaired by Lessor at its sole cost and expense and in a manner satisfactory to Lessee.

18. Lessor further covenants to install at its sole cost and expense one overhead warehouse fixture in the warehouse, such installation to be satisfactory to the Lessee.

19. All materials used in doing the above work shall be of standard grade and quality and approved by the Lessee.

All work and labor necessary to complete the above covenants are to be done in a proper and workmanlike manner to the satisfaction of the Lessee before Lessee shall be required to give Lessor its written letter of acceptance above provided for.

The doing of this work shall be commenced forthwith upon this Lease being executed by both parties hereto (signed, acknowledged and registered) and prosecuted to completion, in due course and with all due speed so that the premises may be accepted and occupied by the Lessee on April 1, 1968, if reasonably possible or as soon thereafter as reasonably possible.

III.

Throughout the term of this Lease the Lessee shall pay on or before the 10th day of the calendar month, upon being billed therefor by the Lessor, a monthly cash rental of

(Continued on next page)