

that Lessor shall be responsible for the cost of repairs and replacement of the central heating and air conditioning systems in the building if such repairs or replacement or both are necessary in order for said units to function properly during the term of this Sub-Lease.

The term of this Lease shall be from the date of its execution and shall end on the 30th day of December, 1981.

Lessee shall have the right to make alterations, additions, improvements or changes in the leased premises after having first obtained the written consent and approval of the Lessor and of Harvey L. Burns. The Lessee is authorized only to remove all dividing walls and corridor walls from the right-front back to the computer room wall on the right-hand side, and from the left-front back to the front bathroom wall on the left-hand side. The kitchenette sink and cabinets will remain, except four (4) feet on the right which may be removed.

AB
 HLC
 #LB

All doors, casings, salvageable wiring, paneling, two-by-four studs, and one-half (½) of the electrical switches, outlets, and plates thereto shall be the property of Harvey L. Burns after they are disassembled. Four (4) doors and casings may be used by the Lessee. Other than for the above mentioned salvage to be removed by Harvey L. Burns all other unsalvageable materials shall be removed by the Lessee.

Should the two (2) wall air conditioning units be removed from the computer room, the removing party agrees to pay to Harvey L. Burns a fee of Three Hundred and No/100 (\$300.00) Dollars for replacing the block in the outside wall, and the air conditioning units will belong to U. S. Shelter Corporation.

No outside storage will be permitted at either the front or rear of the premises.

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