

1145 (2)

12. During the term of the lease the Lessee agrees to pay all utilities, however, Lessee has the right to pay only its pro-rata portion of the same as long as other tenants remain within the building for the first two years.

II. IMPROVEMENTS OF LEASED PREMISES

A. Lessor agrees to do and make the following repairs, additions and improvements as soon as possible; time is of the essence.

1. Tear out walls in living room.
2. Paint house inside downstairs and outside trim, replace broken windows, build deck and steps at back entrance of Florida Room; blind from view air conditioners as well as possible. (Wallpaper in lieu of paint can be used in certain areas with prior consent of Lessor).
3. Replace cabinet tops in kitchen, and paint the same or tear out said cabinets.
4. Install a twelve panel glass door at entrance of living room from entrance hall.
5. Change all lighting fixtures, of which will be two chandeliers installed.
6. Carpet all of downstairs and steps up to second floor landing.
7. "Sand Finish" all ceilings.
8. Wiring to be inspected and in compliance with City Codes to insure proper lighting for business.
9. Clean off asphalt parking area in back and provide all tenants' employees parking adjacent to customer parking in back.
10. Install carpet selected by Lessee on all of first floor not to exceed cost of Fifteen and no/100ths (\$15.00) dollars a square yard, however, Landlord has right to approve the color quality of said carpet.
11. Furnish wiring to light display signs on front of lot and on house, but display signs must have approval of Lessor.
12. Provide adequate air conditioning to maintain satisfactory temperatures in all areas for customers and Lessee.
13. Supply and install storm door (solid pane) on front door.
14. Change light switches where have an effect on usable wall space.
15. Warrant fireplace in living room to be in good working order.

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