

EXHIBIT C

Lessor agrees to do the following prior to October 1, 1984:

1. Clean the interior of the building including the restroom facilities, offices and warehouse areas.
2. Repair or replace all damaged paneling and ceiling tile in the office area.
3. Kill all grass and weeds in the paved area in front of the fenced area and restripe parking area, and patch defects in asphalt.
4. Install a minimum 4 inch stone surface in truck access, loading, and unloading areas on the west and north sides of the building.
5. Install concrete truck aprons at two loading doors on the west side of the building.
6. Install two motorized exhaust fans with thermostates and over-ride switches in the warehouse area.
Lessee shall approve the location of these fans.

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