

6. The Lessor agrees to keep in good repair the roof, outer walls, sprinkler system and approaches to said building. It is understood and agreed that the ~~roof, outer walls~~^{J.C.D. 1/2}, sprinkler system and approaches shall, upon the occupancy by the Lessee under the lease, be considered sound and the Lessor shall not be called upon to make any inspection of or repairs to said portions of the building, and the Lessor shall not be under any liability to pay any damages from leaks or other damages caused by the condition of said roof, outer walls, sprinkler system and approaches, should any occur, except those leaks and damages due to the Lessor's neglect after notice from the Lessee and after the expiration of a reasonable time to repair said portions of the building.

7. The Lessor agrees to install within a reasonable time, at his sole expense, steel frame windows in the front and on the left hand side of the premises hereby demised. Furthermore, the Lessor does hereby agree to install in the leased premises, at his expense, a private restroom to consist of a lavatory and stool and to alter the present restroom by extending the same and adding a lavatory thereto within sixty (60) days from March 21, 1953.

8. During the term of this lease, but after one year from the commencement thereof, the Lessor will, upon written request by the Lessee to the Lessor, cut, not exceeding twenty-six (26) feet, off the front of the demised premises and install a plate glass front thereon. It is expressly understood and agreed that the Lessor shall pay, not to exceed Twelve Thousand Dollars (\$12,000.00) for the performance of the above described work and the Lessee shall be in no way responsible to materialmen, laborers or contractors for the cost incurred in the performance of said work. It is understood and agreed, however, that the Lessee shall reimburse the Lessor for the cost incurred, in the

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