

shall contain a loading platform on the outside of not less than 10' x 16' at the east side of the warehouse at the corner of Burdette's Warehouse with a corresponding loading platform on the interior of the building not less than 8' x 12' to which inside loading platform there shall be erected a concrete ramp with a loading door not less than 10 feet wide. The lessor further agrees that the building will be equipped with electric wiring roughed in with sufficient outlets for adequate and needed lights and power.

The building shall be thoroughly waterproofed throughout, equipped with two entrance doors, one on the side of the building facing Hedge Street and the other on the opposite side, and it shall contain five toilets and one urinal, all properly connected and ready for use.

The parties agree that upon erection and completion of said building, same shall be free from the elements in compliance with and have the approval of the insurance underwriters as well as all laws, regulations, orders and requirements of State, County, Municipal and Township or other local governmental agencies as now or may hereafter be prescribed, and that a certificate of occupancy shall be made available by the Lessor and delivered to, exhibited to the Lessee.

Upon erection and completion in accordance with the terms hereof, the term of this lease shall commence and shall continue for ten years from the first day of the month following such completion and erection and the compliance with the provisions hereof.

The parties agree that all structural and exterior repairs during the term of the lease shall be made by the Lessor at the Lessor's expense and any interior repairs shall be made at the Lessee's expense except such repairs as are the result of latent defects in or of construction.

It is understood and agreed, however, that the Lessor shall not be bound to inspect said building or repair