

\$1,250.00 each month for the current month's rent of said terminal including building, grounds and other facilities.

IV.

After the terminal property has been put in condition for occupancy as aforesaid and accepted by the Lessee as aforesaid, the Lessor covenants that it will, at its own cost and expense, repair and maintain throughout the term of this Lease the roof, walls, foundation, structural and other exterior parts of said terminal and shop buildings and premises, so that the same shall be and remain suitable for the purposes of the Lessee throughout the term of this Lease, except that should said premises be damaged by the negligence of the Lessee, its agents or employees, such damage shall be repaired by the Lessee at its own cost and expense and without cost or expense to the Lessor.

V.

The Lessee shall maintain and repair the interior of said terminal and shop buildings and the improvements thereof and additions thereto, including painting, windows, doors and other openings, also the heating and air conditioning systems; together with the repair and replacement if necessary of all electric, gas, water, sewerage, bathroom and other utility fixtures (which shall be furnished by the Lessor in the beginning) unless such repair, maintenance and replacement thereof is required by reason of faulty installation by the Lessor (including both labor and materials) or because of the failure of the Lessor to maintain those parts of the terminal and shop buildings required of it, in which latter events, such repairs, maintenance and replacement shall be made by or at the cost of and for the account of the Lessor, provided, however, that if any of such repairs or

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