

for egress and ingress of persons, materials and trucks.

(c) The walls and ceiling shall be painted with a paint chosen by the Landlords of a color designated by the Tenant.

(d) The wall partition separating the proposed plant area of the contiguous unit shall be removed.

(e) The two showers now in the demised premises shall be removed and in place thereof two toilets shall be installed.

(f) Oak or maple flooring shall be placed on the demised premises upon the proposed plant area.

(g) The demised premises shall be in a clean and safe condition.

(h) A loading platform to be erected on the ground level adjacent to the building which shall be large enough to accommodate one truck load of cloth, loading platform to be at truck bed level.

(i) In addition to the improvements to the demised premises above, Landlords are to remove the frame house located at the rear of the building and facing Old Paris Mountain Road in order to provide parking area for employees working at the demised premises, the area to be adequate to accommodate not less than forty (40) cars. The Tenant shall be responsible for removing unauthorized vehicles parking in said area.

(5) Upon the completion by Landlords of the foregoing requirements, the Landlords shall tender to the Tenant the possession of the demised premises, and the rental payments shall forthwith become due and payable.

(6) The Landlords agree to keep in good repair the roof, outer walls and down spouts of the building. It is understood and agreed that the roof, outer walls and down spouts, upon the occupancy by Tenant under this lease, shall be considered sound and that the Landlords shall not be called upon to make any inspection of or repairs to said portions of the building and shall not be obligated by reason of any damages from leaks or the condition of the roof, outer walls and down spouts, except damages due to the Landlords' negligence after notice in writing from the Tenant and a reasonable time to repair such portions of the building has elapsed.

(7) Except as herein provided, the Landlords shall not be called