

covered by asphalt tile. Building to be constructed without supporting columns in floor space and to contain two toilets and to be heated by gas blower system.

Lessor to wire building for lighting with power lines adequate to care for air conditioning and Lessees' appliances. Lessor to rough-in plumbing for fountain.

2. That it will grade and surface treat the area bounded by this store and Dixie Home store on East, filling station on South, Augusta Road on West and property line on North for joint use by Lessees and Dixie Home Stores for customer parking.

Lessees covenant and agree:

1. That they will not assign this lease nor sublet the premises in whole or in part without Lessor's written consent.

2. That they will install all necessary light fixtures, partitions, show windows and trade fixtures as their purposes may require at their own expense and will likewise air-condition the building. That they will also furnish such heat, lights, water and power as they may require at their own expense.

3. That they will neither do nor permit anything to be done which might render void or voidable any policy for the insurance of said building against fire, or which might render any increased or extra premium payable therefor.

4. That they will make all necessary repairs (other than repairs to roof and walls), including replacement of glass, at their own expense and at the termination hereof will deliver up the premises in as good condition as they shall be at the beginning, reasonable wear and tear and damage by casualty alone excepted.