

It is further understood and agreed that the party of the first part will furnish the fuel for operation of the furnace and that the party of the second part will have the furnace fired supplying heat for the entire building owned by the party of the first part in which the above demised premises are located. The party of the second part however is to repair any damage to the heating plant caused by negligence, carelessness or waste of its agents or employees.

It is further understood and agreed that this lease will become effective as of the date that the premises have been reconditioned by the party of the first part in accordance with the specifications referred to herein above and accepted by representatives of the party of the second part; as of the effective date of this instrument it will supersede and cancel that certain lease dated April 17, 1950 between the parties hereto and covering the above described demised premises.

It is further understood and agreed that the party of the first part expressly reserves the right of passage through the basement of the demised premises so as to give them ingress and egress into and from other portions of the basement of the said building.

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