

legal rate, shall constitute and be considered part of the rental due hereunder.

TWENTY-FIRST. The Landlord agrees that during the term of this Lease or any renewals thereof to maintain the roof, sidewalls and foundations of the main plant. The above does not apply to the frame building at the rear of the property. That in the event it becomes necessary in the opinion of the Landlord for its preservation, to paint the exterior concrete block walls of the buildings No. 1 and No. 2 on this property with Bondex, the Tenant will reimburse the Landlord for the costs thereof to the extent of Two Hundred Dollars (\$200.00) each time Landlord paints said concrete block walls, provided said walls are not painted more often than each four years, calculated from the date of this Lease.

TWENTY-SECOND. The Tenant may take possession of the office area the first day of June, 1958, and the entire property the first day of July, 1958, without liability for rent beginning until the first day of August, 1958.

TWENTY-THIRD. The Landlord shall paint the entire exterior of the building on the Leased premises, repair the floor of the warehouse near the loading platform and waterproof the basement within eight months of the date hereof.

TWENTY-FOURTH. It is understood that the Landlord shall be under no obligation to repair the surface treated drive-ways or parking area located on the property hereby demised or leased.

This Lease and all covenants and conditions herein contained shall bind and/or inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

It is understood and agreed that wherever the masculine gender is used in this Lease it shall be extended when necessary to include the feminine or neuter gender and, likewise, the