

renewal thereof, so long as Lessee shall not be in default under the terms of this lease.

ARTICLE V - PARKING AREAS

Section 1. Lessor agrees that it will install blacktop paving on the entire surface area of the land upon which the demised premises are situate, extending from the exterior walls of said building (if Lessee shall so desire) to the boundary lines of the land surrounding the demised premises. Said blacktop paving shall be installed pursuant to specifications that shall be at least equal to specifications for blacktopping parking areas in shopping centers in the vicinity of the demised premises, and such area shall have a capacity of not less than one hundred sixty (160) cars, of standard full size American make. Such parking area shall be for the exclusive use of Lessee, its employees, customers and invitees. Lessor shall be responsible for, and shall pay the cost of the original layout and striping of the parking area. Lessor shall obtain and turn over to Lessee a warranty which shall run to Lessee, as well as to Lessor, furnished by the blacktop paver, which shall warrant said blacktop pavement for a period of one (1) year against heaving, buckling and cracking.

Section 2. Lessor further agrees to provide and install in the aforementioned parking area surrounding the demised premises, lighting fixtures of the type generally used for illuminating parking areas in shopping centers having a capacity to provide approximately one foot candle power on the ground level from sundown to sunrise. The exact type of such lighting fixtures shall be determined by the Lessor.

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