

12. Lessor covenants to replace all broken glass in said terminal and shop buildings and to clean the glass which is not broken, all at its own cost and expense and in a manner satisfactory to Lessee.

13. Lessor covenants that the exit doors in the warehouse will be repaired or replaced as necessary. This work to be done at Lessor's expense and in a manner satisfactory to Lessee.

14. Lessor covenants to paint the shop building for said terminal, both inside and outside, with sufficient coats of paint to make a good job; also to repair or replace the overhead doors in said shop; also to fix the steps and put the entire shop building in a condition acceptable to the Lessee. This work to be done at the sole expense of Lessor.

15. Lessor further covenants to repair or replace such gates in the fence around said terminal property as may be necessary to correct the broken and bent sections of the gates. This work shall be done at the expense of Lessor and in a manner satisfactory to Lessee. In this connection it is noted that there are approximately five acres plus under fence (chain link type), with three acres at the rear of said property which are not fenced.

16. Lessor further covenants to repair the exterior lights of said property upon occupancy thereof by Lessee; also to repair the electrical panel in the garage on said property, and to check the entire electrical system and to put said system in proper operation. All loose inter-communication wiring to be tied off. This work to be done at Lessor's cost and in a manner satisfactory to Lessee.

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