

interval between the services of the first notice and that of the declaration of forfeiture fully pay all sums due and fully comply with the covenants and agreements herein contained, such declaration of forfeiture last named shall operate as a complete, absolute and irredeemable forfeiture to the Lessor of the entire interest of the Lessee in and to the demised premises.

The Lessee covenants and agrees during the continuance of this lease to make ordinary interior repairs; and the Lessor covenants and agrees, upon reasonable notice, to make and do all exterior repairs and all repairs of a permanent character and all foundation or structural strengthening, alterations, reconstruction or additions necessitated by reason of defects or weakness, or by reason of building operations upon adjacent premises, or which may at any time be required by State or Municipal authority.

The Lessor covenants and agrees that the Lessee shall have the right to extend or prolong the term of this lease for a further period of five years, from the expiration of the initial term of this lease, upon the same terms and conditions provided the Lessee shall give to the Lessor written notice of its intention to avail itself of such right at least thirty days before the expiration of said initial term; and such notice when given shall operate to extend or prolong the term of this lease for such additional period, and all the covenants, agreements, terms, conditions and stipulations contained herein (except this covenant for additional period) shall apply to such further period of time the same as if it had been made a part of and included in the original term of this lease.

The Lessor covenants and agrees that the Lessee, paying the rents herein reserved and observing, keeping and performing the covenants and agreements herein contained, shall and may peaceably and quietly have, hold, occupy, possess and enjoy the demised premises for and during the full term of this lease and of any prolongation or extension thereof.

It is covenanted and agreed by and between the parties hereto that all machinery, ovens, engines, boilers, fixtures and equipment of whatsoever name, character or description, heretofore built or placed in or upon said premises by the Lessee or its predecessors while occupying said premises, or any part thereof, or otherwise acquired by it or them, or which may at any time during said term, or any prolongation, extension or renewal thereof, be built or placed in or upon said premises by the Lessee, shall be and remain the property of the Lessee, and at or before the final expiration of said term, or any prolongation, extension or renewal thereof, shall be removed by the Lessee at its expense, the Lessee agreeing to close the openings occasioned thereby and to place floors where ovens stood; all such work to be done in a good workmanlike manner.

It is mutually agreed that if the Lessee avails itself of the foregoing privilege of prolonging the term of this lease it will, from and after November 1, 1916, pay \$960. rent per annum in equal monthly instalments of \$80; also that it may by giving corresponding notice, repeat such prolongation for an additional period of five years in which case it will pay \$1080. rent per annum from November 1, 1921, in equal monthly instalments of \$90.

The Lessor agree to erect on demised land a one-story brick Agency Building 32'4" x 137'4" in dimensions and to provide and equip said building with an office, vestibule, loading room, two toilet rooms, can room and stock room, all in accordance with Sketches and List of Requirements furnished by Lessee, it being understood that said Sketches and List are not intended by Lessee to serve as working drawings or to indicate the sufficiency of timbers, foundations, walls etc., The Lessor agrees to complete said building and its equipment not later than November 1, 1911, it being understood that Lessor will not be held responsible for failure in this respect if occasioned by cause beyond its control; however, in such case, the rent herein reserved to be correspondingly abated

The Lessor agrees to provide not later than November 1, 1911, a side track extending from the