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advance. The first payment of the rent hereunder, shall be paid on or before the 1st day of the month following substantial completion of the building to be constructed on said property as hereinafter provided.

4. The Lessor does hereby agree to construct upon said lot of land a building 114 feet wide 40 feet deep, as is described in the letters dated October 6, 1949, October 19, 1949, a copy of each of which letters are hereto attached and made a part of this lease. Said building shall be constructed as soon as is reasonably practicable and materials are available.

5. It is further agreed by and between the parties hereto that the Lessee shall keep and hold harmless the Lessor from any and all damages, liability for anything and everything whatsoever arising from or out of the occupancy by or under the Lessee or Lessee's agents or servants, and from any loss or damage arising from any fault or negligence by the Lessee, or failure on the Lessee's part to comply with any of the covenants, terms and conditions herein contained or otherwise.

6. It is distinctly understood by and between the parties hereto, that any remodelling, improvements, or alterations that the Lessee may deem necessary during the life of this lease, shall be at the Lessee's own cost and expense.

7. It is further agreed that the Lessor will be responsible for the maintenance and repair of the roof of the above described building and wall only and the Lessee agrees that it will keep the remaining of said premises in good state of repair and at Lessee's own cost and expense, and agrees that at the end of this lease, it will quit and deliver up the said demised premises in as good condition as when possession is given, natural