

(5) The Lessee agrees that in the event it desires to exercise the option set forth in Paragraph Four hereof, it shall give to the Lessor written notice of its intention to so exercise not later than six (6) months prior to the expiration of the current lease term, and it is further agreed that all covenants, promises and agreements contained herein with relation to the initial ten year term shall remain in full force and effect during the initial ten year term and during the optional ten year term if said option is exercised by the Lessee.

(6) IT IS AGREED that the Lessor shall promptly, at its own cost and expense, construct on said demised premises a one story brick warehouse to contain approximately eleven thousand, eight hundred and eighty (11,880) square feet of space, the floor of said warehouse to be approximately three (3) feet above ground level, all in accordance with the blue-prints, plans and specifications annexed hereto and made a part hereof.

Said building shall be constructed in accordance with the rules, regulations and orders of governmental, state and administrative departments having jurisdiction thereof and shall be completed and ready for occupancy not later than April 1, 1953; the delays, due to circumstances beyond the control of the Lessor, being excepted, provided, however, that no rent shall be due and payable by the Lessee until the aforesaid building is fully completed.

(7) The Lessor agrees to keep in good repair the roof and outer walls of the building hereby demised and it is understood and agreed that the roof and outer walls shall, upon the occupancy by the Lessee under this lease, be considered sound and the Lessor shall not be called upon to make any