

however, that the Lessee may occupy said leased property at any time prior to March 15, 1954, upon giving to the Lessor three (3) days' prior written notice thereof, at the same rental hereinbelow specified (determined on a pro rata basis according to the proportionate part of any month or months that the premises are so occupied prior to March 15, 1954) and upon the same terms and conditions herein provided.

3. For the use of said premises for said term, upon the conditions herein set forth, the rental payable by the Lessee to the Lessor shall be the sum of Forty Eight Hundred (\$4,800.00) Dollars per year, to be paid in equal monthly installments of Four Hundred (\$400.00) Dollars per month, in advance, on the 15th day of each and every month during said term. The Lessee shall not be considered in arrears with the payment of such rental as long as the respective monthly payments are made not later than the 25th day of each month.

4. The Lessee may, at its own expense, either at the commencement of or during the term of this lease, make such alterations in and/or additions to the leased property as may be necessary to make such property suitable for the conduct of the Lessee's business; provided, however, that the Lessee shall not make any major alterations in and/or additions to the leased property without first obtaining the written approval of the Lessor as to the materials to be used and the manner of making such alterations and/or additions, which such written approval will not be unreasonably withheld by the Lessor.

At any time prior to the expiration or earlier termination of this lease, the Lessee may remove any or all such alterations and/or additions in such a manner as will not substantially injure the leased property. In the event that the Lessee shall elect to make any such removal, the Lessee shall restore the leased property or the portion or portions affected by such removal, to the same