

(90) days prior to the expiration date of the Original Term hereof.

ARTICLE 2. RENTAL BASIS. For the use of the Demised Premises, and for and in consideration of the faithful performance by the Lessors of all of the obligations imposed upon them hereunder, the Lessee agrees to pay to the Lessors, during the Original Term hereof, a rental of One Hundred Sixty (\$160.00) Dollars per month, payable in advance, commencing on the date the aforesaid building is made available to the Lessee for use and occupancy.

The rental basis to apply during the Extended Term shall be One Hundred Forty (\$140.00) Dollars per month, payable in advance.

ARTICLE 3. ERECTION OF BUILDING AND INSTALLATION OF HEATING, LIGHT AND WATER EQUIPMENT. The Lessors shall erect, or cause to be erected, on the land above described, a one-story, concrete block and brick building having an area of approximately 2,650 square feet to be used by the Lessee for the purposes hereinafter set forth and which shall be covered by this lease as a part of the Demised Premises. The aforesaid building shall be constructed in accordance with the plans and specifications set forth in Exhibits "A" and "B" which are attached hereto and made a part hereof, and shall include all of the equipment and facilities described therein; it being understood and agreed that the entire cost of the building together with the equipment and facilities described in Exhibits "A" and "B" shall be borne by the Lessors.

If the said building is not completed and made available to the Lessee for use and occupancy by November 1, 1954, the Lessee shall have the right, at any time within ten (10) days thereafter, to cancel this lease without incurring any liability hereunder.

ARTICLE 4. USE AND OCCUPANCY OF PREMISES. During the Original Term of this lease, and during the Extended Term hereof if the term is extended, the Lessee shall have the sole exclusive right to the use and occupancy of the Demised Premises; PROVIDED, HOWEVER, THAT the Lessors or their agents and representatives may enter into and upon the Demised Premises, or any part thereof, at all reasonable hours for the purpose of examining the same, or making such repairs or alterations