

identified by the parties, are attached hereto, marked Exhibit "A", and made a part of this lease as fully as if incorporated herein.

TERM

The term of this lease shall be ten (10) years, beginning with the date upon which Lessor shall complete the building hereinabove described and the delivery to and acceptance of same by the Lessee, it being the intention of the parties hereto, that the effective date of this lease shall be the date upon which the first full monthly rental payment shall be due and payable.

In the event that the building is not completed for any reason whatsoever by April 1, 1954, the Lessee shall have the right to terminate this lease by giving written notice of such termination to the Lessor, provided, however, if the Lessor shall be unable to complete such building by reason of strikes, accidents, governmental restrictions or priority or for any reason beyond his reasonable control, Lessor shall have an additional three (3) months within which to complete such improvements.

RENT

The Lessee shall pay to the Lessor a yearly rental of Seven Thousand Five Hundred - Forty-Eight and NO/100...dollars (\$7,548.00), payable in monthly instalments of Six Hundred - Twenty-Nine and No/100..... dollars (\$629.00), on the first business day of each and every month during the term hereof, with right of renewal as hereinafter in paragraph Twelfth set forth.