

In consideration of the premises the Lessee agrees to pay the Lessor a rental of One Hundred Sixty-Two Thousand (\$162,000.00) Dollars, payable in equal monthly installments of Nine Hundred (\$900.00) Dollars on or before the 6th day of each month beginning July 1, 1955. Provided, however, that if the building to be constructed by Lessor on the leased premises has not been completed by June 1, 1955, the rent shall be abated until it is completed and the termination date of the lease shall be extended for such additional period. In the event, however, the building shall be completed prior to June 1, 1955, the rent shall commence as of the date of completion, and rental for the additional period, prorated on the basis of \$900.00 per month, shall become payable on or before the 6th day of the next succeeding month, but the termination date of the lease shall remain the same, that is, midnight, May 31, 1970.

THE LESSEE COVENANTS AND AGREES WITH THE LESSOR:

- (1) That it will make at its own expense all necessary alterations not otherwise provided for herein.
- (2) It will not permit the leased premises to be used so as to render void or voidable any policies of insurance against fire.
- (3) That it will protect and save harmless the Lessor from any and all claims for injuries to person or property by reason of any accident or happening upon the leased premises. The Lessee also agrees to carry public liability insurance in an amount not less than \$100,000.00, protecting both the Lessee and Lessor, and will, at the request of Lessor, furnish a certificate showing that such insurance is in force.
- (4) That at the expiration of this lease it will deliver up the premises in as good condition as they shall be at the beginning of said lease, reasonable wear and tear and damage by fire, storm, or other casualty alone excepted.

THE LESSOR COVENANTS AND AGREES WITH THE LESSEE:

- (1) That within thirty (30) days from the date hereof, or as soon as arrangements have been completed for a construction loan,