

of this Lease shall begin upon the completion of the building and improvements and shall continue for a period of 15 years thereafter.

3. The TENANT agrees to pay to the LANDLORDS as rental for the term of this Lease the sum of \$149,292.00 in monthly installments of \$829.40 each on the first day of each month of the term of this Lease, in advance. This rental comprises \$125.00 per month as base rental for the land, \$409.00 per month as amortization payments on a loan of \$50,000.00 at 5½%, and \$295.40 per month as amortization payments on a loan of \$35,000.00 at 6%, the said loans aggregating \$85,000.00 are being obtained by the LANDLORDS on the leased premises and on additional security to finance the erection of the improvements. This said rental of \$149,292.00 and the monthly payments of \$829.40 are based and computed upon the assumption that the total cost of the improvements, as hereinafter defined, will be \$85,000.00; if the cost of improvements, as hereinafter defined, required by the TENANT exceeds \$85,000.00, the TENANT agrees to pay said excess in cash on completion of the improvements and the said excess shall be considered as leasehold improvements made by the TENANT for its own benefit; if the cost of the improvements, as hereinafter defined, is less than \$85,000.00, the total rent and the monthly rental installments, shall be decreased at the rate of \$8.44 per month per thousand for such amount as the actual cost shall be less than \$85,000.00.

4. The cost of the improvements referred to in Paragraph 3 shall include architect's fees at the rate of 4½%, all costs of grading and landscaping the land, the cost of the construction of the improvements, in accordance with the plans and specifications prepared by the said architect, including plumbing, wiring, airconditioning and heating of the office, asphalt tile in the office, fluorescent lights and all other items contained in said plans and specifications or necessary in a "turnkey job", and in addition shall include all interest paid on loans for money obtained for the payment of construction costs during the period of construction, together with a reasonable

(Continued on Next Page)

MM
WRL