

the Lessee shall give to the Lessors ninety (90) days' notice before the expiration of this Lease of his intention to either re-new this Lease and exercise his Option for the additional Five (5) Years as stipulated herein or of his intention to terminate said Lease on April 30th, 1968. In the event the building which is to be constructed on the property described herein, is completed prior to May 1st, 1958 or later than May 1st, 1958, then the rentals thereon will be adjusted as of the date of occupancy.

It is mutually understood and agreed that the Lessee shall make no repairs at the expense of the Lessors and that all repairs, alterations and improvements are to be made at the expense of the Lessee with the exception of repair to the roof, which shall be made at the expense of the Lessors.

The building to be constructed on the premises herein described shall be substantially as follows and as shown on the drawing attached hereto and made a part of this Lease. Said drawing having been agreed upon between the Lessors and the Lessee.

The building shall be of concrete block approximately 24 by 50 feet with a boiler room on the back 10 by 20 feet. The boiler room is to have a partition for a store room. The building shall have an overhand roof of three feet on the front and exposed side with a three foot concrete sidewalk on the front and side and the building shall have two steel sash windows on the side with an opening for a fan in the back of the building and openings for vents on on the side of the building and also two vents in the boiler room. There shall be a two inch water line running into the building at a point where the slab is going. The wiring installation shall be of sufficient capacity insofar as the switches and cut-ins are concerned to carry the equipment to be installed therein and in accordance with the rules of the Duke Power Company and shall be equipped with the necessary wiring to carry 150 amperes with the necessary circuits breakers to take care of the equipment to be

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