



and Lessee, delivered in condition ready for occupancy, and accepted by Lessee. Upon the execution of this lease agreement, Lessee has delivered to the Lessor a deed to the above-described property for a consideration of Thirty Thousand Dollars (\$30,000). At the end of each month, commencing with the month of January, 1958, Lessee will certify to Lessor the charges of the builder which are approved for payment and the Lessor will pay such charges to the builder. The total of such charges are estimated as approximately One Hundred Forty Thousand Dollars (\$140,000), but in no event shall Lessor be obligated to pay such charges in excess of One Hundred Seventy Thousand Dollars (\$170,000). The total of the Lessor's actual cost of land, building and improvements, not to exceed Two Hundred Thousand Dollars (\$200,000), is hereinafter referred to as the Cost. The initial term of this Lease shall be fifteen (15) years.

1.2 Options are hereby granted by the Lessor to the Lessee to extend this lease for four (4) successive, separate and additional periods of five (5) years each after the expiration of the initial term of this lease, upon the same terms and conditions (other than length of term and rental) herein specified. These options shall be exercised by written notice from Lessee to Lessor at least six (6) months before the expiration of the initial term hereof or in the event the Lessee has previously exercised one or more options herein given, such notice shall be given at least six (6) months before the expiration of such extended term.

1.3 In the event the building to be erected upon and the improvements to be made to the leased premises have not been completed according to said plans and specifications prior to July 1, 1958, Lessee will pay Lessor interest on Lessor's investment in land, building and improvements at the rate of 5% per annum, payable quarterly.

2.1 As fixed rent, Lessee shall pay to Lessor at

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