

TERM AND RENTAL

3. TO HAVE AND TO HOLD the same, together with all rights and appurtenances thereunto belonging, including rights of LESSOR in and to all abutting streets, roads and passageways, unto ATLANTIC, ATLANTIC'S successors and assigns, for and during the term of twenty ( 20 ) years from the first day of the calendar month following the date of completion of proposed improvements to be erected as provided in Paragraph 4 hereof, or from the first day of June, 1961, whichever date shall first occur, hereinafter called "the original term"; ATLANTIC yielding and paying therefor, during said original term, a monthly rental of ~~THREE HUNDRED TWENTY-EIGHT AND 93/100 DOLLARS.~~ THREE HUNDRED TWENTY-EIGHT AND 93/100 DOLLARS. (\$ 328.93), in advance, on the first day of each calendar month during said term.

ERECTION OF IMPROVEMENTS

4(A) LESSOR, at LESSOR'S sole cost and expense, shall construct upon said demised parcel of ground certain improvements in accordance with ATLANTIC'S plans numbered 51-GA-23G, 52-GA-23F, 53-GA-23C, with 8 inch walls.

and specifications therefor, all approved by ATLANTIC, and also shall grade the premises, install and connect water and sewage lines to an adequate water supply and adequate sewerage disposal system, pave the driveway and sidewalk areas, and install and pave driveway approaches satisfactory to ATLANTIC and in accordance with layout plans and specifications to be prepared promptly by ATLANTIC.

CANCELATION PRIOR TO ORIGINAL TERM

(B) If said improvements have not been commenced prior to the first day of June, 1961, at any time thereafter and prior to the commencement thereof, ATLANTIC, at ATLANTIC'S option, may cancel this lease by giving LESSOR notice thereof.

RENTAL ABATEMENT

(C) If said improvements are not completed prior to the first day of the original term as established in Paragraph 3 hereof, all rental hereunder shall abate until said improvements are completed and rental shall accrue only from the first day of the calendar month following the date of such completion. In such event the original term of this lease shall be extended for a period of time equal to the period of time that such rental abatement remains in effect.

OCCUPANCY PRIOR TO BEGINNING OF ORIGINAL TERM

(D) ATLANTIC, at ATLANTIC'S option, may occupy the demised premises for the purpose of conducting business thereon at any time prior to the beginning of said original term. In such event ATLANTIC shall pay rental from the date of such occupation at the rate specified in Paragraph 3 hereof. Such occupancy shall be subject to the provisions of this lease and shall not prejudice the rights and obligations of the parties hereto nor affect said original term, which shall be the period as specified in Paragraph 3 hereof.

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