

Said construction and paving is to be done in accordance with the lessee's plans and specifications covering design and quality heretofore agreed upon in writing. If lessor shall fail to complete the improvements as herein provided within 180 days after delivery by lessee to lessor of this amending instrument duly approved and signed, and plans and specifications as above provided, lessee may at its election cancel and terminate this amendment on 30 days written notice to lessor or make or complete the improvements provided for herein at the sole expense of lessor, and shall have the right to apply accruing rentals for the purpose of reimbursing itself for principal expenditures with interest at six per cent. Lessor may enter upon the demised premises for the purpose of performing the obligations herein provided for and shall procure either in lessor's or lessee's name any and all permits required under existing laws for the construction, additions and installations to be made on the leased premises and upon demand of lessee shall assign and transfer said permits to lessee in proper form, meeting all requirements of law.

(2) Lessee agrees that upon completion of said improvements and acceptance of same by lessee, which date shall be established in writing, thenceforth and for the periods provided for in said lease, the first paragraph of Clause (3) of said lease shall be amended to read as follows: (3) Rental. Lessee agrees to pay the following rent for said premises: \$295.00 per month, payable monthly in advance.

(3) Lessor and lessee agree that upon completion of said improvements and acceptance of same by lessee, which date shall be established in writing, thenceforth and for the remainder of the lease term, subclause (a) of Clause (11) of said lease dated June 18, 1952, shall be amended to read as follows:

(Continued on Next Page)