

less acts of the Lessee, its servants, or assigns.

TENTH: Any alterations or repair made to the premises by the Lessee must be paid for by the Lessee unless consent of the Lessor is first obtained. It is further understood and agreed that no substantial changes, alterations or additions to the building structure will be permitted without consent of the Lessor, and Lessor further agrees that any substantial alterations, extension or addition to the first structure will be permitted and will be constructed by them in accordance with the specifications and plans agreed to by the parties under the same terms and conditions of this agreement. The rental for said new construction or addition to be based upon the cost of construction in the same ratio as provided for the rental of the building now under construction. Said new construction to be based upon terms and conditions to be agreed on between the parties.

ELEVENTH: The covenants and agreements herein contained shall apply to and bind, and enure to the benefit of the successors and assigns of the Lessor and of the Lessee.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 16 day of November, 1962.

IN THE PRESENCE OF:

Robert McEwan
Walter E. Katz

Norman Campbell (LS)
David Krueger (LS)
Herman Luger (LS)
Party of the First Part or Lessor

Norman Campbell (LS)
David Krueger (LS)
Herman Luger (LS)
Party of the Second Part of Lessee



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