

building on the property to the northwest of and adjacent to the present building occupied by Sykes. Said building shall be 100 feet x 100 feet and shall be erected in a manner substantially similar to the present building except that Northwood shall not provide heating, air conditioning, or doing the electrical work in connection with said building. Said building shall be constructed and ready for occupancy exclusive of heating, air conditioning and electrical work within 240 days from the date hereof. Occupancy by Sykes of said additional building shall be final acknowledgement that the same has been erected to the satisfaction of Sykes and in accordance with this lease and Northwood shall not thereafter be called upon to make any improvements, additions, changes, alterations or repairs, except such repairs and maintenance of the outer walls, roof, water supply piping, and downspouts as hereinafter set forth.

(5) The effective date of this lease shall be the first day of the month following which said additional building is completed and ready for occupancy and the full monthly rental herein specified shall become due and payable on the first of such month; provided, however, until the effective date of this lease Sykes shall have the right to continue to occupy the present premises and building which it now occupies for the rental hereinabove specified.

(6) Northwood shall pay during the term of this lease all taxes on the demised premises and improvements; provided, however, that Sykes shall pay any increase in taxes over the taxes for the year 1963 on such property resulting from either increased assessment or an increased tax rate.

(7) During the continuance of this lease Northwood shall keep the building and improvements insured against damage by fire, windstorm, and other perils in the sum of