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of the within lease. This notice shall be sent in accordance with Paragraph J of this lease.

The Lessor agrees to erect upon the leased premises in the shortest practical time a building consisting of approximately 4,564 square feet as shown on the attached drawing, and plans and specifications which are hereby agreed upon and are attached to and made a part of the within Lease Agreement.

The Lessor also agrees to maintain the roof, foundation and outer walls of said building, to pay ad valorem taxes assessed against the leased premises, to adequately insure said building (exclusive of plate glass and contents) against damage by fire, windstorm, and other casualties commonly included within the term "Extended Coverage".

The Lessee further covenants and agrees:

(1) To accept the premises when the aforementioned building is completed thereon according to said plans and specifications and ready for occupancy and to use the same only for the purpose of conducting therein the business of selling and installing automotive mufflers and other automotive equipment and accessories in connection with which acetylene torches are used, and/or a general automotive repair shop and a garage and/or allied business provided, however, premises shall not be used for any illegal purposes; nor in any manner to create any nuisance or trespass; nor in any manner to vitate the

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