

as are provided for herein or as may be agreed upon between the parties hereto.

1. Lessee agrees to pay to lessor an annual rental of \$ 7,500.00 payable in monthly installments of \$ 625.00 in advance on the first day of each month, except as hereinafter provided.

2. The rental of \$ 7,500.00 annually provided for above represents an annual rental of \$800 on the land and the balance of \$ 6,700.00 represents 10 per cent of the final costs of the building and other improvements furnished by the lessor.

3. Lessor represents and warrants that she holds a valid option to purchase a lot fronting 100 feet on the north side of the proposed 50-foot street and running back in parallel lines 235 feet, said lot lying west of and adjacent to the demised premises. In the event that lessee on or prior to March 1, 1938, gives lessor written notice sent by registered mail that it desires to lease said property adjoining the demised premises, lessor agrees that she will forthwith exercise the option to purchase said property and will lease said property to lessee for the balance of the term of this lease at an additional rental of \$400 a year, to be paid in equal monthly installments.

4. It is contemplated by the parties hereto that the lessee may, during the first five years of the term of this lease, desire to construct additional improvements on the above described

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