

up the premises in good condition and repair.

6. ADDITION TO BUILDING. It is agreed that any time after the first year under this lease if Tenant needs additional space and makes a request for the same, that Landlord, at its sole expense, will forthwith build an addition to the building with the size and manner of the addition to be determined by Landlord (but keeping in mind the needs and reasonable requests of the Tenant). After said addition has been completed and is ready for occupancy, Tenant agrees to pay to Landlord a yearly rental of One and 30/100 (\$1.30) Dollars per square foot per annum for that portion of the building that is heated and has air conditioning, and agrees to pay a yearly rental of One Dollar per square foot per annum for that portion of the addition that would be an unfinished

heated storage area. Said rental shall be paid in equal monthly installments <sup>ANew FIVE YEAR</sup> ~~during the remaining term of the lease~~ <sup>BEGINNING WHEN SAID ADDITIONS ARE COMPLETED</sup> <sup>5 YEAR</sup> together with any option thereunder.

Should the addition become available for occupancy on any day other than the first day of the month, it is agreed that the rent for said month shall be prorated. Said addition shall be subject to the same terms and conditions as contained in the within lease.

UNDER THE TERMS OF THIS LEASE

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7. PAYMENT OF TAXES, INSURANCE AND UTILITIES. The Tenant herein agrees to pay for all utilities used on the premises. Landlord agrees to pay all real estate taxes on the premises and also to maintain fire insurance covering the premises. However, after the real estate tax liability on both the land and the building has been set and after the millage for said tax year has been determined, it is agreed that Landlord's tax liability shall not exceed said figure during the remaining term of this lease or any option thereof and should the building, land or tax millage be increased in any future year, Tenant agrees to pay said increased amount. It is further agreed that once the building has been rated for fire insurance and an adequate fire insurance policy has been taken out that Landlord's cost of fire insurance shall be limited to the cost of said fire insurance policy and should in future years the fire insurance rates be increased, that Tenant will pay any increase during the <sup>remaining</sup> term of the lease or any option.

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