

term of ten (10) years, beginning on the date the building and improvements hereinafter mentioned are completed and ready for occupancy and terminating on a corresponding date ten (10) years thereafter; the date on which said building and improvements are so completed and ready for occupancy, and on which the term hereof shall begin, shall be endorsed hereon in writing and shall be signed by the parties hereto.

As the rental for said term, the Lessee covenants and agrees to pay to the Lessor the sum of Thirty-nine Thousand Six Hundred (\$39,600.00) Dollars, payable in one hundred twenty (120) equal successive monthly installments of Three Hundred Thirty (\$330.00) Dollars each. The date of payment is to be the first day of each calendar month.

The Lessor covenants and agrees:

(1) To erect upon the leased premises, in the shortest practicable time, a building consisting of approximately two thousand five hundred (2,500) square feet and containing the following characteristics:

- a. Be approximately 50 feet by 50 feet in dimension.
- b. Contain two (2) doors 12 feet wide and 14 feet high.
- c. Contain within said 50' x 50' building office space approximately 15 feet by 25 feet, having an outside doorway 3 feet by 6 feet 8 inches and two (2) windows.
- d. Said office shall contain heat and air conditioning facilities, and the balance of said building shall be heated.

(2) Said leased premises, exclusive of the building area, shall be surfaced with gravel for use as a parking area and shall be fenced with a 6 foot chain link fence, including one (1) twenty (20) foot gate.

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