

event, said 15 year term shall commence on the date the Party of the Second Part notifies the Party of the First Part in writing of its acceptance of said terminal property improved as above provided and the date of said letter of acceptance shall be and constitute the date of the beginning of said 15 year leasehold term. Thereafter, said term shall continue for said 15 year period, unless sooner terminated as hereafter provided.

The Party of the Second Part shall have a right to occupy said terminal property prior to April 1, 1968 if it so desires and if said improvements and additions have not been completed by that time then it will pay the Party of the First Part a reasonable rent for said terminal property in its uncompleted condition until said improvements and additions have been completed and accepted as aforesaid, but the 15 year term and the monthly cash rental of \$1,250.00 each month shall not commence until the date of said letter of acceptance.

II.

As a condition precedent to the commencement of the term of this Lease last above provided for, the Lessor covenants, agrees and binds itself to make the following repairs and additions to said terminal property, solely at its own expense, for the use, protection and convenience of the Party of the Second Part, to-wit:

1. At the present time the terminal building and grounds has a septic tank sewage system. Lessor covenants that if any trouble develops with said sewage system it will connect onto the City sewage system at its own expense and with no increase in Lessee's monthly rental hereafter provided for.

2. Lessor further covenants that the retainer wall on the West side of said property will be repaired and maintained by Lessor at its own cost and expense.

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