

to be furnished by, maintained and serviced by the tenants of said building. Lessor shall insure lessee's right to use such common areas by incorporating such provisions in any lease on the North unit of said duplex.

Said premises shall be used as an office building.

Lessors shall furnish to lessee, without making any extra or additional charge therefor, janitor services and all utilities including lighting sufficient to provide 50 foot candle of fluorescent lighting at desk level, heating and air conditioning sufficient to maintain a constant temperature of 72 degrees Fahrenheit, water and electric light bulbs. All of said utilities, including heating and air conditioning shall be of such design and with controls so placed as to be available for use by lessee at any hour of any day.

The term of this lease shall be for a period of five (5) years commencing upon the date said building, grounds and parking area have been completed and are ready for use and occupancy, all in accordance with said plans which fact shall be evidenced by certificate of completion by the architect employed by the lessors and by acceptance by lessee in writing but not later than the first day of September, 1968. In the event said improvements have not been completed and accepted by lessee by September 1, 1968, the lessee shall have the right to cancel this lease by giving notice in writing to lessor.

During the term of this lease, or any extension thereof, the lessee shall pay to the lessor as rental the sum of Eleven Thousand Five Hundred Seventy Two Dollars (\$11,572.00) per year based upon a rental of Four Dollars (\$4.00) per square foot per year of usable floor space in said portion of said building, which area includes half of those areas used in common by the lessee and other occupants of the building and which, according to said plans, amounts to 2,893 square feet. Said rent shall be payable in equal monthly installments of Nine Hundred Sixty Four and 33/100 Dollars (\$964.33) payable on the first day of each month in advance..

The lessee shall have the right to extend this lease for three (3) additional terms of five (5) years each by giving lessor not less than thirty (30) days notice in writing before the expiration of the then current term on the same terms and conditions except that annual rent shall be adjusted as follows:

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