

RENT

4. The Lessee agrees to pay to the Lessor as rental for said premises during said term the sum of Seven Thousand Eight Hundred Dollars (\$ 7,800.00 ) per annum, in equal monthly installments of Six Hundred Fifty Dollars (\$ 650.00 ) each, payable in advance on the first day of each month during said term, the first such installment to be paid upon the execution of this Lease. (See also Paragraph 26.)

POSSESSION

5. In the event the Lessee shall be unable to enter into and occupy the premises hereby leased at the time hereinabove provided by reason of said premises not being ready for occupancy, ~~by reason of the fact that the premises are not ready for occupancy~~ or as a result of any other cause ~~of the term of the lease~~ or reason other than the negligence of the Lessee, the ~~lease shall commence on the day the premises are ready for occupancy by Lessee, and shall extend for a period of 10 years~~ lease shall commence on the day the premises are ready for occupancy by Lessee, and shall extend for a period of 10 years ~~occupancy by Lessee; provided, that if the Lessor is unable to deliver possession of the premises to the Lessee by September 30, 19 70, the Lessee shall have the right at its option to cancel and terminate this Lease, whereupon the Lessor shall return to the Lessee the full amount of any rent paid, and thereafter neither of the parties shall have any obligation to the other hereunder. (Also, see Paragraph 25.)~~ provided, that if the Lessor is unable to deliver possession of the premises to the Lessee by September 30, 19 70, the Lessee shall have the right at its option to cancel and terminate this Lease, whereupon the Lessor shall return to the Lessee the full amount of any rent paid, and thereafter neither of the parties shall have any obligation to the other hereunder. (Also, see Paragraph 25.)

TITLE

6. Lessor covenants and warrants that it has good and marketable title to said premises and full right to lease the same; that said premises have been maintained to meet all laws, ordinances and regulations regarding building construction, plumbing, heating, electrical work, fire protection, exits, and the like; and that the demised premises may be used under applicable zoning laws for the uses intended by Lessee as hereinafter set forth in paragraph 8. hereof.

PREPARATION OF PREMISES

7. The Lessor further agrees, in order to prepare the leased premises for occupancy under this Lease, to complete at the Lessor's expense not later than June 1, 19 70.