

hereof. All rentals due and payable during the term hereof shall be paid in advance no later than the 10th day of each and every month during the term hereof at such reasonable places as the Landlord shall designate in advance.

4. Improvements. The Landlord shall prior to the commencement of the term hereof at Landlord's expense complete on the site of the demised premises a one-story masonry and prestressed concrete building containing 6,000 square feet of floor space, containing two overhead doors, stubbed in plumbing and a ramp. The Tenant shall at Tenant's expense install in the demised building an interior office, heating system and the balance of the electrical and plumbing necessary for Tenant's use of said building, together with walk doors and windows in the rear of said building.

5. Signs. The Tenant may erect on the premises outside signs of such color, type and design as shall be approved in writing by the Landlord in advance.

6. Subleases. The Tenant shall have the full right to sublease or assign the whole or any portion of the demised premises, provided that any such sublessees, or assignees, shall be subject to the covenants, obligations and conditions herein provided for, and further provided that the Tenant shall remain primarily liable for all the covenants, obligations and conditions and rentals herein provided for.

7. Use of the Premises. Unless the previous written consent of the Landlord is obtained, Tenant shall use the demised premises during the term hereof only for the purposes of an office and the manufacture and sale of store front metals and related products and for incidental purposes connected therewith. The Tenant covenants and agrees not to use the demised premises for any illegal or extra-hazardous purposes on account of fire or otherwise.

8. Utilities. The Tenant shall at its own cost and expense furnish such heat, water, lights, electricity and air conditioning as it may require during the term hereof.

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