

3. USE OF PREMISES. The demised premises may be used by the Tenant for the conduct of a mercantile business of the type and kind known as a "discount store" or "variety discount store". Tenant shall at all times fully and properly comply with all laws, ordinances and regulations of every lawful authority having jurisdiction of said premises.

4. CONSTRUCTION OF PREMISES. Landlords agree at their expense to construct a retail store building on the above described premises, said building to have approximately 5,400 square feet of ground floor space, and to erect and complete said building (which when completed shall constitute the demised premises) in accordance with plans and specifications approved by both Landlords and Tenant. Said plans and specifications shall be approved when initialed by both parties and attached to this lease agreement, and when so initialed and attached hereto shall constitute a part of this lease

Landlords covenant and agree that the construction of said building shall be completed not later than March 15, 1971, and if the same is not completed by said date, Tenant, at its option, may cancel and terminate this lease or may extend the Landlords additional time for the completion of construction.

5. DELIVERY OF PREMISES AND COMMENCEMENT OF TERM. Landlords shall deliver the premises to the Tenant upon completion thereof, in accordance with the plans and specifications for the same.

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