

If the period of years aforementioned shall end on a day other than the last day of a calendar month then the term shall end on the last day of the calendar month in which the last day of said period occurs and the term shall be extended accordingly, subject to such earlier expiration or termination as herein provided.

As soon as reasonably practicable, Lessor, at Lessor's sole cost and expense, shall construct ("Lessor's Work") a building and improvements on the demised premises as set forth and in accordance with the plans and specifications identified in Schedule A annexed hereto and made a part hereof, which plans and specifications have been initialed by Lessor and Lessee. Lessor will do all of Lessor's Work in compliance with all applicable federal, state and municipal laws. Lessor shall give Lessee a notice setting forth the date when Lessor expects Lessor's Work to be substantially completed at least fifteen (15) days prior to the estimated date set forth in the notice. If the premises are not completed within said period, Lessor shall give Lessee a further like notice to like effect at least fifteen (15) days prior to the revised estimated date of such completion.

Lessor's Work shall be deemed substantially completed when (a) the premises are in condition for use for the purposes for which designed, (b) there shall be available for use ingress and egress to Oil Mill Road, (c) all utility services, mechanical equipment, doors, locks and fixtures required to be installed by Lessor have been installed and connected and are operational and (d) the interior and exterior of the demised premises shall have a finished appearance, except for minor finishing paint touch up or minor finishing work.

