

which plans and specifications must be approved in writing by Lessor and Lessee and shall become a part of this Lease as fully as if the same were incorporated herein.

2. Lessor shall promptly commence construction of the building and improvements to be made upon the leased premises in accordance with the general description of the improvements as set forth above, and shall complete same with all reasonable dispatch. This addition to the present building located on the leased premises shall be considered as ready for occupancy by Lessee on the first day after:

(a) Lessor shall have substantially completed all work in accordance with plans and specifications referred to above, or

(b) Lessee shall have commenced operation of its business in said addition to the present building on the leased premises, whichever occurs earlier.

3. Lessee shall be permitted, fifteen (15) days prior to commencement of the term of this Lease, to enter into the said addition on the leased premises and to have partial possession of same for the purpose of installing its machinery and equipment.

4. Lessor hereby warrants that Lessor and no other person or corporation has the right to lease the premises hereby demised. Lessee shall have peaceful and quiet use and possession of the leased premises, and Lessor shall warrant and defend Lessee in such peaceful and quiet use and possession against the claims of all who may claim by, through or under Lessor.

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