

Upon erection and completion of the building in accordance with the terms hereof, the term of this lease shall commence and shall continue from the first day of the month following such completion and erection and the compliance with the provisions hereof until January 31st, 1970. The parties will by written instrument fix the month upon which this lease and related leases commence and extend.

The parties agree that all structural and exterior repairs during the term of the lease shall be made by Lessor at the Lessor's expense and any interior repairs shall be made at Lessee's expense except such repairs as are the result of latent defects in or of construction.

It is understood and agreed, however, that Lessor shall not be bound to inspect said building or repair or replace any portion thereof until the receipt of written notice from the Lessee as to the necessity therefor.

The Lessee shall have the right to make such installations, repairs or replacements as Lessee deems advisable at its own cost and expense during the term or any renewal of this lease, provided that upon the expiration of the lease or upon surrender or vacating of the premises same will be restored to as good condition as when entered upon by Lessee, ordinary and reasonable wear and tear alone excepted.

The Lessee shall have the right to remove any and all of its property, appurtenances, machinery and equipment, conditioned, however, that Lessee will place the premises in as good condition upon such removal as upon entering into possession, reasonable wear and tear alone excepted.

The Lessee shall have the right to assign this lease or underlet all or any part of the premises provided Lessee shall, nevertheless, remain liable under and pursuant to the terms of this agreement and also liable for the performance thereof on Lessee's part.

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