

DESCRIPTION OF BUILDING AND OTHER IMPROVEMENTS

The Landlord agrees, at Landlord's sole cost and expense, to furnish all materials, equipment and labor required in constructing and will construct a building and other improvements on the demised land in accordance with a plot plan and building plans and specifications which have been signed by the Landlord and Tenant and ~~have been attached to and made~~ <sup>by reference is hereby made</sup> a part of the within lease. Said building and improvements shall be completed with reasonable promptness, and in no event later than December 31, 1959. In the event they are not completed by December 31, 1959, Tenant may thereupon terminate this agreement by giving 15 days' prior written notice to Landlord, except that if Landlord is prevented by strikes, inability to obtain the necessary material, war or other causes beyond Landlord's control to complete the construction within the time hereinabove limited and shall notify Tenant in writing to that effect on or before December 31, 1959, such time shall be automatically extended for a reasonable period thereafter to complete the work; provided, however, that if for any reason beyond Landlord's control the said building and improvements cannot be completed by March 31, 1960, either party hereto, by giving 15 days' prior written notice to the other, may thereupon terminate this agreement and be relieved of all further obligations hereunder.

2. The Tenant shall have and hold said property with the privilege of quiet and peaceful possession for a term of Ten (10) years, plus or minus, commencing on the date the building is completed and ready for occupancy, and terminating December 31, 1969, for which the Tenant agrees to pay rental as follows: The sum of Seventy-Two Hundred (\$7,200.00) Dollars per lease year, payable Six Hundred (\$600.00) Dollars monthly on the first day of each month in advance.

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