

described, according to plans and specifications prepared by Henry Terun Haines, Architect, of Asheville, North Carolina, at its cost, including Architect's fee, to be paid by the Lessor, not to exceed the sum of Fifteen Thousand (\$15,000.00) Dollars. The Lessee shall commence work of remodeling said premises not later than October 15, 1936, and shall complete the work in a skillful and workmanlike manner as soon as it may be reasonably done.

The Lessee, in consideration of the use of said premises for said aforesaid term, agrees to pay to the Lessor the sum of Three Hundred Seventy (\$370.00) Dollars per month, payable in advance on the first day of each month, beginning immediately upon the occupancy of the premises by the Lessee, but in no event later than January 15, 1937.

In the event the cost of remodeling the building shall exceed the sum of Fifteen Thousand (\$15,000.00) Dollars, the Lessor agrees to pay therefor an additional sum not to exceed Nine Thousand (\$9,000.00) Dollars, provided, however, if any additional sum is paid in excess of the Fifteen Thousand (\$15,000.00) Dollars, the Lessee shall pay an additional amount, as rent, in a sum to be arrived at as follows:

One-half of the excess amount expended shall be paid to the Lessor by the Lessee, in equal monthly installments over the full period of ten years, the term of this Lease, and, in addition thereto, shall pay the Lessor, in equal monthly installments for the full ten year term of this Lease, a sum equal to six per cent per annum upon the total excess amount expended.

The Lessee shall submit all bills for labor and material, as well as other costs and expenses, duly approved by the Architect, to the Lessor for payment. All bills must be itemized sufficiently to show the items for which the bill is to be paid.

The Lessor agrees to maintain, during the term of this Lease, the roof and outside walls, and to keep the taxes paid upon said property. All other expenses arising out of the occupancy of the property shall be paid by Lessee.

The Lessee further agrees to keep all and singular the building and premises, including plumbing and steam heating plant, in proper repair during the full term of this Lease and will promptly replace all glass broken during said term.

During the remodeling of the premises, the Lessee agrees to carry employee and public liability insurance and will save the Lessor harmless from all loss or damage which may arise during said remodeling or construction.

The Lessee will carry public liability insurance and boiler insured and will save harmless and indemnify the Lessor from and against all loss, liability, damage or expense that may arise or be incurred by reason of any accident from neglect, misadventure, or in any way grow out of the use or misuse of the premises.

The Lessor agrees to insure the property against loss or destruction by fire. In the event of destruction of the premises by fire, or other casualty, within the first five year period of this Lease, the Lessor agrees to reconstruct the premises and the Lease shall continue in full force and effect, with the

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