

for occupancy by the LESSEE during the term of this lease; the said building to be constructed in accordance with agreed plans and specifications which are made a part hereof; the said building to be constructed promptly and within a reasonable time for occupancy.

In the event the building on said lot shall be damaged or destroyed by fire, casualty, or the elements, the LESSOR agrees that said building shall be repaired or rebuilt as speedily as possible at the LESSOR's expense, and until such repairs have been made, or the said building rebuilt, the rent shall be abated proportionately. In the event that the LESSOR should be compelled under this lease to erect a new building, it is to be substantially the same as the one destroyed.

The LESSEE shall keep the building in good condition and repair and shall deliver up the same at the expiration of this lease in good order and condition, ordinary wear and tear excepted. The LESSOR agrees to maintain the roof and the outer frame structure of the building and to keep the same in good repair.

The LESSEE agrees that he will protect and save free from damage the said building, and in the event the erection of unusual platforms, pillars, or frames are necessary for the operation of the business, such will not impair or damage the said building.

The LESSEE shall purchase and install such machinery or equipment and erect such signs as may be necessary for the operation of its business on said premises, and shall pay all taxes, charges, or assessments that may be levied on said machinery or equipment; and, upon the termination of this lease, there being at that time no default under the terms hereof, the said LESSEE may remove from said premises all such machinery, equipment, and signs, such removal to be accomplished without damage or injury to the said building.

The LESSEE agrees to furnish, at its expense, all utilities necessary for the operation of its business, including heat, lights, power, gas, and water that may be used upon the premises.

The LESSOR agrees to keep the building adequately insured, and to pay all taxes, charges, and assessments on the building and on the land on which the building is situate.

It is agreed between LESSOR and LESSEE that this lease shall not be assigned by the LESSEE without first obtaining the written consent of the LESSOR.