

-3-

and ceilings of office and toilet rooms shall be painted with two (2) coats. Five lights shall be provided in driveway portion of building. Two lights and two convenient outlets shall be provided in office. One light each shall be provided in toilets and advertising storage. A two hundred and twenty (220) volt electrical service entrance shall be provided.

n. Site shall be cleared of all construction debris.

3. Said building will be started by the Lessor promptly upon the execution of this lease, and will be completed within sixty (60) days from the date hereof, unless Lessor is prevented from doing so by fire, strikes or other causes beyond the control of Lessor.

4. Lessor hereby leases said land and building to the Lessee for a period of ten (10) years, the said term to commence on the first day of the month following completion of said building in accordance with the plans and specifications aforesaid, and delivery to the Lessee for the latter's use and occupancy.

5. Lessee agrees to pay as rent for said premises the full sum of Twenty Thousand Five Hundred and Fifty Dollars (\$20,550.00) in the following monthly installments, in advance, on the first day of each and every month during the term hereby created, that is to say:

a. During the first three (3) years of said term, at the rate of One Hundred and Sixty-two Dollars and fifty cents (\$162.50) per month.

b. During the remaining seven (7) years of said term, at the rate of One Hundred and Seventy-five Dollars (\$175.00) per month.

No rental hereunder shall be due and payable unless and until possession of the demised premises is delivered to the Lessee for the latter's use and occupancy as provided in paragraph 4 hereof. The rental, if any, accruing between the time that said demised premises are completed in accordance with the plans aforesaid, and possession delivered to the Lessee for the