

understood and agreed that the Lessor is renting a shell and the Lessee does hereby rent a shell. It is further understood and agreed that the Lessor shall forthwith commence construction of said building and shall complete the same within ninety (90) days after the signing of this lease unless prevented from doing so by reasons beyond the control of the Lessor such as an act of God.

3. (a) To have and to hold the above-described premises together with the exits, entrances and parking areas to the said leased premises unto Lessee, its successors and assigns for and during the term of five (5) years, commencing on the 1st day of the month following completion of construction of said building in 1957 and ending at midnight on the last day of the sixtieth (60th) month thereafter. It is understood and agreed that as to the portion of a month between time of completion and commencement of the five-year period, said part or portion of the month shall be also included in this lease, but the rent therefor shall be prorated accordingly.

(b) This lease shall not be assigned nor the premises sublet without the prior written consent of Lessor first obtained.

4. The Lessee shall pay to Lessor for and during the term of three years, as aforesaid, a rental as follows:

(a) During the first twelve (12) months, the Lessee agrees to pay in advance the sum of Nine Hundred (\$900.00) Dollars as follows: due and payable Four Hundred Fifty (\$450.00) Dollars at the date of execution of this lease and Four Hundred Fifty (\$450.00) Dollars at the time of occupancy of said building.

(b) Lessee shall pay an annual rent of Twelve Hundred (\$1,200.00) Dollars per year for the remaining term of the lease, due and payable in monthly installments in advance on or before the 10th day of each and every month.

The Lessee shall have the option of renewing or continuing this lease for a period of five years at the end of the present term at