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2. LESSOR agrees to cause to be erected or installed upon a portion of the demised premises, all at LESSOR'S sole cost and expense, a one-story office/warehouse and shop building containing an interior floor area of approximately 17,340 square feet, to be erected or installed in conformance with LESSEE'S "Requirements for an Office Building", dated November 17, 1958, and with the plans and specifications thereof prepared by LESSOR'S architect, dated April 15, 1959, which plans and specifications are incorporated herein by reference and construed to be a part of this lease.

3. LESSOR agrees that the erection and installation of the aforesaid improvements upon a portion of the demised premises shall be commenced as soon as possible and shall be entirely completed and possession thereof shall be given to the LESSEE on or before the 1st day of January, 1960.

4. Said premises and improvements thereon erected shall be used by LESSEE for the purpose of conducting thereon an office/~~and~~ <sup>shop</sup> warehouse for the ~~sale~~ <sup>processing</sup> and distribution of products manufactured, sold or used by LESSEE, together with such other uses as may be incidental thereto.

5. LESSOR agrees to put LESSEE in possession of said premises at the commencement of the term and agrees that LESSEE, upon paying the rent reserved and performing the covenants and conditions hereof, shall peaceably and quietly have, hold and enjoy said premises and all appurtenances thereof during the full term without any interruption by LESSOR.

6. ~~LESSEE~~ LESSOR shall furnish heat, light, air conditioning, water, facilities ~~in addition to those~~ and/off-street parking space for at least 40 cars.

LESSEE shall pay for all fuel, electricity, water or janitor services used in the demised premises.

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