

and to pave the area lying between the said building and the road with asphalt paving; the floors shall be of wood and commercial-type tile; the Landlord will install all lights, including the three operating lights. The inside partitions shall be standard sheetrock and the interior will be painted; the office and waiting room shall be paneled with cherry paneling. The Landlord agrees to install heating and three-ton air conditioning unit, but the Tenant shall maintain said heating and air conditioning in good repair. The Landlord agrees to begin construction immediately and to have the building ready for occupancy by July 1, 1963.

3. The term of this lease shall begin on July 1, 1963, provided, of course, that the building is completed at that time, and shall continue for a period of five (5) years thereafter, with the option in the Tenant to renew this lease for three (3) additional periods of five (5) years each on the same terms and conditions upon giving to the Landlord written notice of his intention to do so ninety (90) days prior to each expiration date.

4. The Tenant agrees to pay to the Landlord for and during the term of this lease a rental of ONE HUNDRED SIXTY AND NO/100THS DOLLARS (\$160.00) per month. All payments to be made on the first day of each lease month, in advance.

5. The Tenant agrees to use the said land and building for the maintenance of an office for the practice of dentistry and for no other use and that he will not use or permit said

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