

In the event the construction of a building as herein stipulated shall be rendered impossible due to war or other causes beyond the control of Lessee, the time for the construction and completion of such building shall be extended two (2) years.

It is further understood and agreed that the building erected by the Lessee may extend to adjacent property and be located partly on the property herein leased and partly upon other property not owned by Lessor, provided the portion located on the property herein leased shall cost not less than Twenty Thousand (\$20,000.00) Dollars and shall meet all other specifications above set forth, and provided further that any such building shall be so designed and constructed as to be readily and conveniently used by Lessor and have convenient ways of access and egress to and from the aforesaid premises over which such buildings may extend, without utilization of any portion of the premises demised herein and without creating any way of necessity or any other easement or way in favor, or for the benefit of any other person, lands, premises or tenements.

10. BUILDING NOW ON PREMISES: The building now located on said premises, having a value of One Thousand (\$1,000.00) Dollars shall be kept by Lessee in as good repair as it now is, up to and until the time when it may be necessary to remove same and shall be insured by Lessee for not less than One Thousand (\$1,000.00) Dollars, with one-half the loss, if any, payable to Lessor and one-half to Lessee. The Lessee may remove or destroy the present building on said premises or any part thereof when deemed necessary for the purpose of making other use of the premises.

11. REMOVAL OF OTHER BUILDINGS: The Lessee may remove or destroy any buildings and improvements hereafter erected upon said premises or any part thereof, but only on condition that the Lessee will proceed without delay thereafter to erect in their place and have completed, free of all liens as provided in paragraph above,