

If the said Mark W. Cauble shall fail to disapprove the said plans and specifications within a period of thirty days from the date that they are delivered to him for approval, the said plans and specifications shall be deemed to have been approved as required by this lease.

It is understood and agreed that said building shall cost a minimum of \$ 90,000.00-----and shall be so constructed as to constitute a single store building and shall not be so constructed or divided as to be used as separate buildings.

The cost of the building shall include but not be limited to architect's fees, drawings, insurance, supervision, permits and other costs customarily incident to the construction of a brick and steel mercantile building.

The Tenant further agrees that all work done by it in connection with construction of said new building shall be carried on and completed in a good and workmanlike manner in conformity with all statutes, rules and regulations of all governmental authorities having jurisdiction, and that said work will be done within a reasonable time after possession has been secured by the Tenant under this lease unless the Tenant is prevented from doing so by war, strikes, or other causes beyond the Tenant's control, and in such event the Tenant agrees to perform such work as soon as it is expeditiously possible to do so.

The Tenant further agrees that the building of the present building so as to be used in conjunction with the adjoining other Cauble property and/or the adjoining Davenport property, shall be made in such a manner that at the expiration of this lease or any renewal thereof, the premises hereby leased may be used as a separate store from the building on the adjoining other Cauble property and/or the building on the adjoining Davenport property, and the Tenant agrees, at its own cost and expense, to build a dividing exterior party wall on the line of the property of the Landlord and the adjoining other Cauble property so as to separate the entire building and basement on the leased premises from the building and basement, if any, on the adjoining other Cauble property, said dividing exterior party wall to extend to the height of the wall on the north side of the adjoining other Cauble property which Tenant herein