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to be erected on said premises tying in with and matching the building now occupied by Winn-Dixie Stores. Said building to be 50 by 150 feet in outside measurements with a ceiling height of 12 feet and a basement of at least 50 by 50 feet in size and a twenty (20) year bonded roof. Building to be air conditioned and all fixtures incident to air conditioning to be considered a part of the building. Lessee further covenants and agrees that upon approval by lessors of said plans and specifications that it will let a contract for the construction of said building and cause the same to be completed in a good and workman manner.

Lessee further covenants and agrees that during the term of said lease it will make all repairs and replacements, including painting and plate glass, necessary to maintain the building in good usable condition; that in addition thereto it will pay all taxes, other than inheritance or gift taxes assessed against the property and will keep the building thereon insured with some company or companies acceptable to lessors in an amount sufficient to restore the property should it be destroyed by fire. All of said insurance to be payable to lessee and lessors jointly as their interest may appear provided, however, in the event of loss, the proceeds of insurance may be used by lessee for the restoration and repair of said building.

Lessee further covenants and agrees:

1. That it will furnish such lights, power, water and heat as it may require at its own expense.
2. That should it fail to pay any installment of rent within ten days after the same shall become due or breach any of the covenants herein contained and fail to bring itself in compliance therewith within a reasonable time after demand from either of lessors, said lessors may at their option, either declare the