

MAR 31 1 59 PM 1958

BOOK 595 PAGE 320 OLLIE FARRANTSWORTH
R.M.C.

SCHEDULE A-1

Rider attached to and forming part of the lease dated March 7, 1958 between G and H Development Co., Inc., Landlord and The Prudential Insurance Company of America, Tenant.

The Landlord shall, at his own expense, prepare plans and specifications to be approved by the Tenant and construct the building where the demised premises are to be located according to said plans and specifications and this lease is made subject to the approval by the Tenant of said plans and specifications. The Landlord shall also, at his own expense arrange the interior of the demised premises in accordance with specifications of labor and materials dated February 15, 1957 and revised October 9, 1957, and paint samples labeled Schedule A, A-1, B, C, H and J; which said schedules are identified by the initials of the duly authorized representative of the Landlord and the Tenant.

The Landlord shall, at his own expense, completely, repaint the interior of the demised premises, twice during the leasehold period, at the written request of the Tenant.

The Landlord at his own cost, agrees to grade, hardtop, maintain and keep in good condition a parking lot in the rear of the building for a minimum of twenty (20) cars of parking area for the exclusive use of the Tenant, its employees and visitors.

The Landlord, when a plaque or outdoor sign has been furnished by The Prudential Insurance Company of America, shall, at his own expense, then install and maintain such plaque and an outdoor sign, "The Prudential Insurance Company of America", of stainless steel or aluminum block letters as shown on architects drawing of front elevation. An automatic time clock control shall be furnished and installed by the Landlord. Said sign shall be centered and installed in accordance with the front elevation.

The Landlord shall, at his own expense, furnish and maintain in good care, shrubs and plants in the outdoor planter and lawn in front of the demised premises.

It is further agreed that in the event it is determined by the Tenant that the building to be constructed on the demised premises is not large enough to serve the need of the Tenant in the conduct of its business the Tenant shall have the right during the period commencing September 1, 1961 to and including August 31, 1964, to request the Landlord to make available, by increasing the size of the building to be constructed on the demised premises, such additional space as may be required by the Tenant, but in no event shall the amount of such additional space requested by the Tenant be less than 350 square feet or more than 1000 square feet gross usable floor space (the term "gross usable floor space" as referred to herein shall mean all floor space exclusive of walls, partitions, columns, hallways, restrooms and utility spaces.) In exercising its right hereunder, the Tenant shall so notify the Landlord in writing and set forth therein the additional amount of square footage

(Continued on next page)

FORM.
RAWL
SUBSTANCE
JKZ

PLEASE
See above L.L.
R.H.I.
INITIAL

Handwritten notes:
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4
JKZ