

SCHEDULE A-1

-2-

3
7/21/58
W. L. L.
J. K.

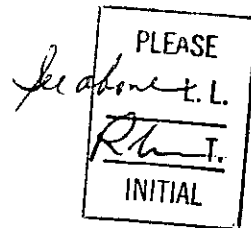
of gross usable floor space required together with plans and specifications covering such space. Thereafter, the Landlord shall proceed diligently to make the alterations and additions as may be necessary, at his sole cost and expense, and to complete the same in accordance with the plans and specifications furnished by the Tenant, which plans and specifications shall conform to the demised premises, within three months from the date the space is requested by the Tenant provided, however, that in the event completion is delayed by reason of circumstances beyond the control of the Landlord financial inability excepted, the landlord may have such additional time equivalent to the delay occasioned by such circumstances, but in no event to exceed six months from the date the Tenant requests such space, except a delay caused by unavailability of materials due to Governmental regulations or control, or a delay which is the fault of the Tenant. If for any cause, other than circumstances beyond the control of the Landlord except its financial inability, Landlord is unable to complete the work and furnish the additional space requested by the Tenant, then, in that event, the Tenant shall have the option to terminate this lease upon giving thirty days written notice thereof to the Landlord. Upon the completion of the additional space and occupancy of it by the Tenant the Tenant covenants and agrees to pay the Landlord, as additional annual rental over the above and annual rental reserved herein, an amount to be computed by multiplying the additional gross usable square footage of space by Three and no/100 (\$3.00) Dollars; said additional rental to commence on the date of occupancy of the additional space by the Tenant and payable at the same time and in the same manner as the rental for the demised premises. All other terms, covenants, and conditions of this lease shall be applicable to said additional space. It is understood by the parties hereto that the area of the parking lot located on the demised premises shall be decreased in an amount equal to the area of the additional space that may be furnished by the Landlord as herein above provided. In connection with this paragraph above for any proposed addition to the leased premises the Tenant may not terminate this lease in the event there is a delay in commencement or completion of construction if the same is due to fault of tenant or unavailability of materials due to Governmental regulations or control.

Landlord shall comply with all ordinances, protective covenants, laws, rules and regulations pertaining to the use of the premises and construction of the improvements thereon, and shall obtain all necessary permits, licenses, zoning ordinances, and zoning ordinance changes or variances.

Landlord covenants and agrees to commence construction on or before March 15, 1958 and to diligently continue construction progress so as to complete the improvements according to plans and specifications and to deliver possession of the premises on or before September 1, 1958.

In the event construction is not commenced on or before the date first above specified, or construction is not completed on or before the date last above specified, Tenant may, at its option, terminate this lease, provided the delay in commencement or completion of construction is not due to strikes, lockouts, unavailability of materials due to Governmental regulation or control, Acts of God or fault of Tenant.

The Landlord shall at his own expense keep all sidewalks, driveway and parking area clear of snow.



(Continued on next page)