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2. The term and duration of this lease shall be for a period of five (5) years to commence upon the completion of the improvements which are to be made to the said building by the Lessor in accordance with the plans and specifications approved by the Lessor and the Lessee. The Lessor agrees hereby that he will pay the cost of said improvements to be made to the building up to a maximum amount of \$6,000.00, and the Lessee agrees hereby that it will pay the cost of said improvements in excess of \$6,000.00.

The Lessor agrees that he will commence to make said improvements on or before March 1, 1958 and that the same will be completed within a reasonable term and without undue delay. Upon completion of the said improvements, the Lessor and the Lessee shall designate in writing the commencement date of the lease term specified herein.

3. The Lessee shall pay to the Lessor, or his designated agent, on or before the 15th day of each month during the lease term a rental of \$175.00 a month.

4. The Lessee shall have the right to renew or extend the lease term for an additional period of five (5) years at a monthly rental of \$200.00, if the Lessee notifies the Lessor in writing of its intention to exercise this right at least thirty (30) days prior to the expiration of the original lease term.

5. The Lessee agrees that it will at all times and in all respects comply with all applicable laws and regulations relating to the use and occupancy of said leased premises and that it will not make, cause or allow any unlawful or offensive use of the leased premises during the lease term or any use of such nature as would increase the insurance rate on said premises.