

The Lessee agrees to pay Lessor the sum of Four Thousand Eight Hundred (\$4,800.00) Dollars per annum as rent, payable in equal monthly installments of Four Hundred (\$400.00) Dollars per month for each month of the term of this lease, said rent to be payable in advance on or before the tenth day of each lease month.

Lessor agrees that he will construct on said premises a one-story concrete block building with cement floor and twenty-year bonded tar or tar and gravel roof, containing not less than 12,500 square feet and not more than 13,000 square feet, and shall front 76 feet on Curtis Street and extend back between parallel lines a depth of 141 feet, more or less, to the south side of a building occupied by Lessee under lease with Lessor dated January 1, 1955, and thereafter for a width of 25 feet extending behind the building located on the property covered by said lease dated January 1, 1955.

The Lessor agrees to place an opening between the buildings now occupied by Lessee under the two lease agreements dated November 7, 1952 and January 1, 1955, respectively, connecting said buildings with the building to be constructed by Lessor under this agreement so that all three buildings may be used and occupied by Lessee as a single unit for the purposes hereinabove described.

It is understood and agreed that Lessor may remove the platform and ramp on the east side of the building on the premises covered by the lease dated November 7, 1952, so as to construct the building on the premises hereby leased contiguous to the building on said lot, but that Lessor shall place another suitable platform on the east side of the property herein leased.

The building shall be not less than twelve feet in height from the street level to the roof; it shall contain windows not less than nine feet nor more than eleven feet apart, all around the structure except that portion along the west and north sides which adjoin buildings of Lessor now occupied by Lessee. Said windows shall be not less than five feet in width and five feet in height.