

last day of February, 1972. The Sub-Lessor shall deliver the Sub-Lessee the exclusive possession of the demised premises on or before said date and that the Sub-Lessee shall have access to the demised warehouse during normal working hours until exclusive occupancy is delivered for the purpose of making alterations or preparing said warehouse for the occupancy of the said Sub-Lessee.

It is agreed and understood that the Sub-Lessee shall pay the Sub-Lessor, as monthly rental hereunder the sum of One Thousand Five Hundred (\$1,500.00) Dollars per month except for the occupancy during the month of June 1962 when the sum of Seven Hundred and Fifty (\$750.00) Dollars shall be paid as the rent for said month, the rental for the month of June to be paid on or before June 15, 1962. The full monthly rental shall be paid to the said Sub-Lessor on the First day of each calendar month thereafter, payable monthly in advance, by check mailed to the address to which notices to the said Sub-Lessor are to be mailed.

It is agreed and understood that the Sub-Lessee shall abide by and perform all of the obligations of the Sub-Lessor under the aforesaid Lease and that the Sub-Lessee shall have all of the rights and privileges set forth in said lease except the provision contained in Item III of said lease setting forth options of the Sub-Lessor to extend the term of the lease by and between the said R. M. Caine and Marsh Supermarkets, Inc.

It is understood and agreed that the Sub-Lessor shall perform all responsibilities set forth in the aforesaid lease between R. M. Caine and Marsh Supermarkets, Inc. and that the said Sub-Lessor does hereby covenant and agree that it shall promptly pay all installments of rent due under the aforesaid lease in which said Sub-Lessor is the Lessee. It is also understood and agreed that the Sub-Lessor does hereby agree to give the Sub-Lessee the peaceable enjoyment and use of the premises for and during the term of this lease.

It is agreed and understood that any notices to be given in accordance with the terms of this agreement or by and between the Sub-Lessor and Sub-Lessee in accordance with the terms and provisions of the lease between R. M. Caine and Marsh Supermarkets, Inc. shall be to the Sub-Lessor in care of