

including June 30, 1970, the sum of One Thousand Two Hundred and no/100 Dollars (\$1,200.00) per year, which sum shall be paid in twelve (12) equal monthly installments of One Hundred and no/100 Dollars (\$100.00) per month. The Tenant agrees to pay to the Landlord as rental for the combined Parcels "A" and "B" for the period commencing on July 1, 1970 and for the balance of the lease term, and for any extensions thereof, the sum of Eleven Thousand Four Hundred and no/100 Dollars (\$11,400.00) per year, which sum shall be paid in twelve (12) equal monthly installments of Nine Hundred Fifty and no/100 Dollars (\$950.00) per month. All such installments of rent shall be due and payable in advance on the first day of each and every calendar month of the lease term.

*Stamp*  
 2400  
 1200  
 1600  
 1950  
 900  
 3600  
 P. 12

ENLARGEMENT  
 OF OLD  
 BUILDING

2. The Tenant, with the approval and consent of the Landlord hereby evidenced, covenants and agrees to proceed, at Tenant's own cost and expense, with due diligence, to erect or cause to be erected a permanent addition, approximately thirty (30) feet in width by one hundred forty-two (142) feet in depth on the Northwesterly side of the existing store building now occupied by Tenant, and to grade and pave the balance of Parcel "B" for use as a parking area. The construction of the building addition and all related improvements shall be performed in a good and workmanlike manner and the addition shall be of comparable structural quality as the existing store building. Tenant agrees to indemnify and hold harmless the Landlord from any liens or encumbrances arising out of such construction work and to cause such liens, if any, to be promptly discharged.

TAXES

3. As additional rental hereunder, Tenant agrees to pay and reimburse Landlord for that portion of the aggregate annual amount of ad valorem taxes and assessments levied against the value of the building and improvements (specifically excluding for the period subsequent to July 1, 1970 the value of the separate building on Parcel "A" occupied by Shaw's Drugs) which may be placed upon the respective parcels for the respective terms demised hereunder, it being understood that Landlord shall pay and remain