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(3) The monthly rental as agreed and stipulated herein above shall be increased by a sum equal to ten (10%) per cent per annum of the actual cost of any addition, provided such addition shall be constructed according to the basic plans and specifications of the original building constructed under the Lease Agreement of March 25, 1964.

(4) Concurrently with the agreement to construct any addition or additions to the buildings as provided hereunder, the primary term of this Lease shall be extended for a period not less than (10) years commencing upon the completion date of any such addition and at the same time the two renewal options granted in this Lease, beginning with the most remote renewal option, shall be reduced to the same extent.

17. The Lessor further covenants and warrants that this Lease and the rights of the Lessee hereunder shall not be subject to or subordinate to any mortgage on the fee title to all or any part of the premises hereby demised and that this Lease and all rights of the Lessee hereunder shall be prior to, and recorded ahead of, any mortgage which may be placed on or affect all or any part of the premises hereby demised, or the fee title thereof.

18. The lessor has added to the plans contained in the Lease Agreement of March 25, 1964, as amended, the construction of a wall approximately 200 feet long, said wall being more fully described in Change Order No. 3 to the Agreement between Yeargin Construction Co. and the Lessor, and in revised drawing No. 83, dated May 29, 1964, which are incorporated herein by reference and the Lessee agrees that upon the expiration of the fifteen (15) year primary term of this Lease that the Lessee shall, at Lessor request, remove said wall at Lessee's sole cost and expense.