

with the appurtenances; which store building, first floor store, basement and parking lot, shall conform to the plans and specifications, properly initialed and approved by the Lessee, and shall be known by Street No. Augusta and Stratford Road

Plans and Specifications

TO HAVE AND TO HOLD THE SAME for a term of 10 years to begin upon the 1st day of February, One Thousand, Nine Hundred and Fifty Nine and to end of the last day of January, One Thousand, Nine Hundred and Sixty Nine, at a monthly rental of Twelve Hundred Thirty Seven and 50/100 Dollars (\$1237.50), to be paid to the Lessor, to such appointees as the Lessor shall from time to time in writing designate, or to the legal representatives of the Lessor, in advance on the first day of every month during said term; and the Lessee covenants to pay the rent herein reserved.

Term, Rent

The Lessee, at its option shall be entitled to the privilege of two successive extensions of this lease, each such extension to be for a period of five years, at a monthly rental of Fourteen Hundred Thirty Seven and 50/100 (\$1437.50) Dollars. And subject to all the terms and conditions herein expressed.

Extension

This lease is granted and accepted upon the foregoing and upon the following covenants and conditions and subject to the following restrictions.

Approval of Plans

1. The Lessor before he submits the final plans and specifications to the Department of Housing and Buildings, or other proper authority, shall submit them to the Lessee for its approval and such approval must first be obtained, otherwise this lease shall be null and void.

Governmental Authorizations

2. The Lessor shall file any and all applications for, and shall obtain, any consents or authorizations as may be required of Lessors, owners and builders by any Government agency or public authority, upon a full and fair disclosure of the facts to it; and the effectiveness of the lease and the liability of the Lessee shall not accrue until the Lessor has fully complied with all terms and conditions of such consents or authorizations.