

Said building shall be fully sprinklered and be heated by gas blowers hung from the ceiling.

Lessor further agrees that the building will be equipped with electric wiring roughed in with sufficient outlets for adequate and needed lights. The building shall be thoroughly waterproofed throughout, equipped with one entrance door on the front of the building facing Curtis Street and one entrance or exit door at the rear. It shall also contain an opening as above set forth on the north and west sides between said buildings and the two buildings now occupied by Lessee. The building shall contain ten (10) toilets and one (1) urinal, all properly connected and ready for use.

It is understood and agreed that Lessor will proceed as diligently and expeditiously as possible to complete the construction of the building since time of possession is of the essence to the Lessee, and Lessor agrees that the building shall be erected and completed with no further installation to be required so that same shall be ready for occupancy on or before December 1, 1959, but for purposes of enabling Lessor to comply, Lessee has agreed that if by reason of unforeseen delays such as strikes, lockouts, inability to obtain delivery of materials or the necessary labor, the time for such completion may be extended to not later than February 1st, 1960, by which date if the building is not completed and erected, this lease shall be of no force and effect at the option of Lessee.

The parties agree that upon erection and completion of said building, same shall be free from the elements in compliance with and have the approval of the insurance underwriters as well as all laws, regulations, orders and requirements of state, county, municipal and township or other local governmental agencies as now or may hereafter be prescribed, and that a certificate of occupancy shall be made available by Lessor and delivered to and exhibited to the Lessee.