

month of the term of this lease, said rent to be payable in advance on or before the tenth day of each lease month.

The Lessor agrees that he will construct on said premises a one-story concrete block building with cement floor and twenty-year bonded tar or tar and gravel roof, containing not less than 10,200 square feet, and shall be sixty feet on Curtis Street and 170 feet in depth.

It is understood and agreed that the 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 the 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 April 1, 1953 but for purposes of enabling the 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 May 15, 1953 by which date if the building is not completed and erected, this lease shall be of no force and effect at the option of the Lessee.

The building shall be not less than 12 feet in height from the street level to the roof; it shall contain windows ten feet apart all around the structure of not less than 5' x 5½' in width and height; it shall be fully sprinklered, and a steam heating system shall be installed generated by oil so arranged as to provide connection therewith at the Lessee's option and convenience to a boiler to be installed by the Lessee at its expense for the use of steam in the interior of the premises; and further said structure



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