

Section 2. Lessor agrees to complete the building on the demised premises (hereinafter called the "building") in a good and workmanlike manner, at Lessor's cost and expense, in accordance with final plans and specifications, which have been prepared by architects as designated by the Lessor.

Lessee, through its representatives, shall at all times have access to inspect the Lessor's work whenever it is in progress.

Section 3. Lessee agrees, at its own cost and expense, to install all bowling, restaurant, bar, kitchen and bowling control equipment, machinery, furniture, counters and supplies.

Section 4. At or about the time of the commencement of the term of this lease, as provided in Section 2 of Article II hereof, the Lessor and Lessee agree to execute a written amendment to this lease, which amendment shall be in recordable form and shall state the commencement and termination dates of the term of this lease. The same shall be called Schedule B and be attached hereto.

#### ARTICLE II - TERM

Section 1. To have and to hold the demised premises for a term of twenty (20) years immediately following the commencement of the term of this lease, as defined in Section 2 of this Article II, plus the first partial month, if any, unless the term of this lease is sooner terminated or extended as in this lease provided.

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