

hereof shall be paid in advance on the first day of each and every month during the term at such reasonable places as the Landlord shall from time to time designate in advance. All rental accruing from the commencement of the term hereof to the first day of the next succeeding month shall be pro-rated on a daily basis and paid in advance.

Additional Rental. The Tenant shall pay to the Landlord additional rental in the additional sum of \$25.00 per month to amortize the costs of certain improvements agreed by the parties to be made upon the premises before commencement of the term hereof. The additional rental shall be paid in the manner, and at the time and place, as the primary rental hereof, and shall continue to be paid until the Landlord shall have been reimbursed for the costs of said improvements. Paid invoices and receipts shall be conclusive proof of the costs of such improvements binding upon the parties hereto.

Improvements. The Landlord shall prior to the commencement of the term hereof at his own cost and expense and with due diligence construct and complete on the demised premises certain improvements in accordance with the plans which the Landlord and Tenant have agreed upon, but in no event shall such improvements be completed later than July 1, 1963. The premises shall be deemed ready for occupancy and use, and the term hereof shall commence, when in the opinion of both the Landlord and Tenant, or in the event they cannot agree, in the opinion of a qualified architect appointed by both, said improvements shall have been completed in substantial compliance with the plans agreed upon by the parties.

Signs. The Tenant may erect on the premises only such outside signs as shall have been approved in writing in advance by the Landlord as to color, type and design.

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