

property adjoining the demised premises over which the lessor has an option. In the event the lessee does desire that additional improvements be constructed on said adjoining property, then lessee shall give written notice by registered mail to lessor at any time on or before April 1, 1963, and said notice shall contain a description of the desired improvements. Within 30 days after receipt of said notice, lessor shall advise lessee whether or not lessor will agree to construct said additional improvements and in the event lessor agrees to construct said additional improvements the term of this lease shall be extended for a period of 10 years after completion of construction of the additional improvements and the annual rental shall be increased by an amount equal to 10 per cent of the reasonable cost of the construction of the additional improvements. In the event that lessor does not, within 30 days of receipt of notice from lessee that lessee desires additional improvements to be constructed, notify lessee by registered mail that lessor will forthwith construct the additional desired improvements on the terms and conditions set out above, then lessor agrees that lessee shall have the option to purchase the demised premises and the adjoining lot at the rear referred to above at the price of \$15,000 for the land plus \$ 67,018.91 (said amount being the final cost of the construction of the existing building and improvements), less .200-1/3 per cent for each month which has elapsed since April 1, 1963. The lessee shall give written notice by registered

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