

than the 10th day of each month with the first payment to be due by May 10, 1975, for a period of five years from May, 1975, and Arkon Corporation shall be entitled to occupy the aforesaid premises throughout such period following any termination of the lease to Greenville Warehouse and Distributing Company, Inc., upon the same terms and conditions as set forth in such lease. At the end of such five-year period, unless this Agreement shall be earlier terminated by Arkon Corporation, the same shall automatically be extended for an additional period of five years with the monthly rental to be increased to the sum of \$2,688 and thereafter, unless earlier terminated by Arkon Corporation, shall automatically be extended for an additional five years upon payment of a total monthly rental of \$2,880. At any time following one year from the date hereof, Arkon Corporation may, upon twelve months notice in writing to Meta S. Dill, cancel this Agreement and vacate the leased premises. The owner shall have the right to sell the leased premises provided Arkon shall have the first refusal.

III

Meta S. Dill shall keep the buildings located on such premises fully insured with fire and extended coverage insurance and shall be responsible for the payment of all property taxes on the premises.

IV

Within a reasonable period from the date hereof, Meta S. Dill will make all of the following repairs to such premises: all doors and door frames shall be restored to good working order; the loading dock bumper shall be repaired, or if necessary, replaced; all damaged downspouts shall be replaced; and a new overhead door shall be installed on the west side of building #2 in such position as shall be approved by Arkon Corporation. Additionally, the office space installed in building #2 by Arkon Corporation shall be air-conditioned by Meta S. Dill and the areas in front of buildings #1 and #2 adjacent to Oil Mill Road and Pendleton Road shall be paved with cement paving with retaining walls installed as required.

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