

Landlord and shall be considered as a part of the herein demised premises. Subject to the rights of adjoining owners, Tenant may remove any party or other wall between the demised premises and any adjoining premises. So far as the Landlord has power to grant the right Tenant may extend any basement in the demised premises now existing or hereafter constructed so as to use the space beneath the sidewalks abutting on the demised premises. Landlord agrees without expense to Landlord to cooperate with Tenant in securing such building or other permits as may be necessary to accomplish any of the work under the provisions of the paragraph of this lease entitled "Delivery of Premises ", "New Building " and "Repairs ".

SIGNS. That Tenant shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building of which the herein demised premises are a part or the whole, or at any angle thereto, at or on either the front, back, roof or sides of such building, provided said signs comply with City ordinances.

CONDEMNATION. That (1) if, prior to the date on which Tenant opens its store for business in the enlarged building hereinbefore referred to, the demised premises or more than ten percent (10%) of the floor area thereof, shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, or (2) if, subsequent to the date on which Tenant opens its store for business in said enlarged building, all of the demised premises, or more than ten percent (10%) of the floor area of all of said enlarged building (including the demised premises) which is at the time of the condemnation or other taking leased to Tenant or to its sublessee or assignee, shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, then in