

story as an integral part of Tenant's store as operated in the demised premises prior to the construction of said third story. Landlord agrees that said work shall, among other things, include the extension into such third story of all air conditioning, heating and sprinkler systems; the erection of an "up and down" escalator between the second story and the third story; the extension of any then existing elevators to serve said third story; the extension of all utilities such as electric wiring, water and any other then existing services to said third story; and, such other details, appurtenances, building fixtures and equipment as Tenant may require. If Tenant elects to exercise said option, it shall do so by giving Landlord written notice of such election. Landlord agrees that if Tenant gives such notice Landlord will construct and complete said third story and the other changes, alterations, improvements and repairs provided for in this clause within two (2) years after receipt of such notice; provided, however, that if such notice is given prior to the end of the fifth lease year Landlord shall not be obligated to complete said work prior to the beginning of the seventh lease year; and provided further that the time for completion of said work in any case shall be subject to delays caused by strikes, acts of God, governmental restrictions or shortages of materials or labor arising by reason of war or other national emergency, or any other cause beyond Landlord's control (it being agreed that inability or failure to finance said work shall not be considered a cause beyond Landlord's control). Landlord agrees