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end of the period in which such event occurs cease to be reserved to Landlord. It is further understood that Landlord shall have the right to lease said space to persons, firms or corporations other than Tenant for a term or terms not extending beyond the time when said space ceases to be reserved to Landlord as hereinabove provided, and that the Landlord shall be entitled to receive all rentals from such leasing. At the time said space ceases to be reserved to Landlord in accordance with the foregoing provisions, or at such earlier date, if any, on which Landlord gives notice in writing to Tenant relinquishing the continued reservation of said space to Landlord, Landlord agrees that it will, at its own cost and expense, proceed with due diligence to make and complete such changes, alterations, improvements and repairs in and to said space (i.e. the interior and exterior portion of the building containing such space) and in and to the demised premises (i.e. the demised premises as constituted prior to the commencement of the work with respect to such space) as Tenant may require for the operation of its store in said space as an integral part of Tenant's store as operated in the demised premises prior to commencement of said work with respect to said space; provided, however, that the time for the completion of said work 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