

1. In Article 39 (Pages 42,43 and 44) of said lease dated January 29, 1954, certain building ground floor space measuring 33' x 100' on Parcel 1 described in said lease, was reserved to Landlord. Although Tenant has not qualified to call upon Landlord to make delivery of said space to Tenant, Landlord hereby demises said ground floor space of 33' x 100' to the herein Tenant as of December 1, 1964 for Tenant's use in the operation of its existing store. It is agreed that the Tenant, at its expense but subject to reimbursement as hereinafter provided, shall make the changes, alterations, repairs and improvements to said space and Tenant's existing space as may be required to make said space an integral part of the Tenant's store, as provided for in said Article 39. Tenant shall furnish to the Landlord an itemized statement of all costs incurred in completing such work. All obligations of the Landlord with respect to such work, as provided in said Article 39, are hereby deleted and cancelled. Installation of trade fixtures in the demised premises shall be the sole expense of the Tenant, without reimbursement therefor by the Landlord.

Landlord represents to Tenant that Landlord must pay to Seculow Brothers, to vacate the portion of said space measuring 33' x 100' they occupy, an amount yet to be determined. Upon Landlord furnishing Tenant written evidence of such payment by Landlord to Seculow Brothers, Tenant agrees to pay Landlord upon demand an amount equal to that paid by Landlord to Seculow, or Four Thousand Seven Hundred and No/100 (\$4,700.00) Dollars, whichever is lesser.

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