

than Ten Million ( \$10,000,000) Dollars, or in lieu thereof obtains for Landlord a guarantee by a person, firm, or corporation having a net worth of not less than Ten Million ( \$10,000,000) Dollars guaranteeing the performance of all terms, provisions and conditions of the within lease during its term or any extension thereof, or in lieu thereof the Tenant deposits in escrow U. S. Government Bonds having an aggregate par value of Eighteen Thousand (\$18,000) Dollars or delivers to the Landlord an acceptable corporate surety bond for Eighteen Thousand ( \$18,000) Dollars.

CONTINUED POSSESSION OF TENANT. That if Tenant continues to occupy the premises after the last day of any renewal or extension of the term hereof, or after the last day of the term hereof if this lease is not renewed or extended, and Landlord elects to accept rent thereafter, a monthly tenancy terminable by either party on not less than one (1) month's notice shall be created, which shall be upon the same terms and conditions, including rental, as those herein specified.

FIXTURES. That Tenant may, on the termination of this lease or at any time during the continuance thereof, remove from said premises all shelving, fixtures and other equipment ( which equipment shall include but shall not be limited to lighting fixtures, oil burners, coal stokers, electric fans, portable cooling units, etc.) which may have been installed in said premises or otherwise acquired by Tenant. Tenant agrees to repair any damage that may be done to the demised premises resulting from the removal of said fixtures and equipment.

ORDINANCES. The Tenant shall, at its own cost and expense, promptly observe and comply with all laws, rules, orders, ordinances and regulations of the Federal, State and City Governments and any and all their departments and bureaus, and those of any other competent authority applicable to said premises, as well as to all repairs and alterations which may be made thereon, as herein stated and provided; and also, at its cost and