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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 paragraphs 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.

CONDEMNATION. That if the demised premises or any part thereof shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, Tenant shall have the option of terminating this lease, in which case any unearned rent, taxes, assessments, water rates, or other charges paid in advance shall be refunded to the Tenant.

In the event only a portion of the premises shall be taken in any such condemnation or other proceeding, and the remaining part of the premises shall be reasonably useable by the Tenant, and if Tenant elects not to terminate this lease, then the rent shall be reduced in the same proportion that the amount of floor space in the demised premises is reduced by such condemnation or other proceedings. In any proceedings whereby all or a part of said premises are taken, whether or not Tenant elects to terminate this lease, each party shall be free to make claim against the condemning party for the amount of the actual provable damage done to each of them by such proceedings.

OPTIONS TO EXTEND.

(1) Tenant shall have the option to extend the term of this lease upon the same terms and conditions as those herein specified for an additional period of fifteen (15) years from the end of such term by giving Landlord written notice of