

The Tenant agrees that no alterations, changes, additions, improvements or remodeling costing in excess of \$1,000.00 shall be made by the Tenant during the last year of the term of this lease without the written consent of the Landlord first had and obtained. The Tenant further agrees that the alterations, repairs and/or improvement or rebuilding of the present building so as to be used in conjunction with the adjoining "Gauble property" and the premises known as the "other Gauble property", shall be made in such a manner that at the expiration of this lease or any renewal thereof, the premises hereby leased may be used as a separate store from the building on the adjoining "Gauble property", and the Tenant agrees, at its own cost and expense, to build a dividing exterior party wall on the line of the property of the Landlord and the adjoining "Gauble property" so as to separate the entire building and basement on the leased premises from the building and basement, if any, on the adjoining "Gauble property", said dividing exterior party wall to extend to the height of the wall on the south side of the adjoining "Gauble property" which Tenant herein proposes to lease.

The Landlord shall give the Tenant notice of its requirement that said building or buildings be restored as separate units thirty (30) days before the expiration of this lease or any renewal or extension thereof, and the Tenant shall have ninety (90) days from the date of the receipt of such notice within which to build said exterior dividing party walls and restore the leased premises to use as a separate building or buildings.

#### PLACE OF PAYMENT

The Tenant agrees to pay the rentals and other sums payable hereunder to the Landlord in the following manner:

1/5th of the fixed monthly rental and a similar portion of the percentage rental, if any, when payable, as hereinbefore provided, to Luther M. Davenport, 2300 Bay Avenue, Sunset Island No. 1, Miami Beach 40, Florida.

1/5th of the fixed monthly rental and a similar portion of the percentage rental, if any, when payable, as hereinbefore provided, to Ellen W. Davenport, as Trustee for Ellen Chase Davenport under that trust agreement dated November 2, 1951, New York, N. Y.