

chase the demised premises from it as in this Article provided, title shall be closed at the demised premises or at such other place as may be mutually agreed upon by the Landlord and the Tenant; on the cancellation date specified in the Tenant's notice, and the Landlord shall at such time deliver to the Tenant a bargain and sale deed with covenant against grantor's acts conveying the demised premises to the Tenant free and clear of all defects, liens, encumbrances and objections to title suffered by or arising out of the acts or omissions of the Landlord. In case the Tenant is required to purchase the property as in this Article provided, the purchase price shall be paid by the Tenant in cash or equivalent acceptable to the Landlord on delivery of the deed and shall be an amount equal to the aggregate of the monthly installments of rent from the date set for cancellation to the end of the term provided in Article 3 hereof after commuting each installment of rent at the rate of 5-1/4% per annum from the stated due date to the date set for cancellation.

The Tenant agrees that if it purchases the demised premises as in this Article provided, then neither the Tenant nor any subsidiary of the Tenant nor any corporation resulting from a merger or consolidation of the Tenant with another corporation, nor any person or corporation who has acquired all or substantially all of the assets of the Tenant or of the corporation resulting from such merger or consolidation, shall operate any store or conduct any business on the demised premises for a period of five (5) years following the date of the conveyance of the premises by the Landlord to the Tenant, excepting, however, such period of time, not exceeding ninety (90) days, as may be necessary for the Tenant to close any business then being conducted on the demised premises. This covenant shall be inserted in any deed of conveyance to the Tenant delivered pursuant to this Article.

#### OPTION TO EXTEND

Art. 19. The Landlord hereby grants to the Tenant the option of extending this lease for an additional term of fifty (50) years on all the terms, covenants and conditions contained in this lease except as follows:

(a) In lieu of the annual rent provided in this lease, the Tenant shall pay to the Landlord during such extended term the annual rent equal to forty per centum (40%) of the annual rent payable by the Tenant immediately prior to the expiration of the original term of this lease (meaning the term specified in Article 3 hereof), and

(b) The right of renewal provided for in this Article 19 shall not be a part of said lease during said extended term, and

(c) Article 21 of this lease shall be cancelled and in lieu thereof a new Article 21, a copy of which is attached hereto and marked Schedule "C", shall be inserted in and shall become a part of said lease during said extended term, and

(Continued on next page)