

a variety store or junior department store, except that the space specifically designated on the plan attached to said Schedule "A" as "Wilson 5 & 10" may continue to be used and occupied by Wilson 5 & 10 as one of its stores."

"Art. 21 The Landlord agrees that if the Tenant shall not be in default in performing any of its obligations under this lease, Tenant shall have and is hereby granted six (6) successive options to extend the term of this lease for any period of time not exceeding five (5) years on each such option, such extended term to begin respectively upon the expiration of the term of this lease or of this lease as extended and all the terms, covenants and provisions of this lease shall apply to each such extended term with the exception, however, that the Tenant shall not have any further option to again extend the term of this lease following the exercise, if any, of the sixth option to extend. If the Tenant shall elect to exercise the aforesaid options, it shall do so by giving to the Landlord notice in writing of its intention to do so not later than one (1) year prior to the expiration of the term of this lease or of this lease as extended and in said notice shall state the date to which it elects to extend the term of this lease."

"Art. 22 The Landlord agrees that if the Tenant shall not be in default in performing any of its obligations under this lease, the Tenant shall have and is hereby granted an option to include as a part of the demised premises the land described as "Optional Premises" in Schedule "A" hereof, improved as is hereinafter set forth. Such option may be exercised by the Tenant provided:

- (A) notice in writing of Tenant's election to exercise said option is given to the Landlord, and
- (B) said notice is given to the Landlord not later than thirteen (13) years prior to the expiration of (1) the original term of this lease or (2) the extended term of this lease if the same (pursuant to the provisions of Article 21 hereof) has been previously extended or is extended concurrently with said notice.

The Landlord agrees to commence within one (1) year following the Tenant's aforesaid notice and thereafter to complete:

- (a) the erection of a one-story addition to the easterly line of the building on the herein demised premises, said addition to cover all of the land described as "Optional Premises" in Schedule "A" hereof, and

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