

*wee*

occupied by tenant on the north, erecting a new one story building in the rear thereof for a depth of approximately ~~one hundred~~ <sup>sixty</sup> feet and erecting a two story ~~building~~ <sup>and basement</sup> on the rear approximately ~~seventy-five~~ <sup>one hundred four</sup> feet by ~~eighty-seven~~ <sup>three</sup> feet ~~ten~~ <sup>inches</sup> (~~75x87~~) of the premises hereby demised, but it is definitely

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understood that tenant shall not be obligated so to do and tenant may make such other use of the demised premises as may suit its desires except that tenant agrees that ~~the building which tenant contemplates erecting on the rear approximately seventy-five by eighty-seven feet (75x87)~~ <sup>three ten inches 83'10"</sup> shall not exceed two stories above grade, nor more than one story if basement

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~~is constructed~~ and in no event shall the windows on the second floor of the building now on the leased premises be covered or obstructed by the erection of said new building work. Landlord hereby gives tenant the right to remove any dividing wall or walls between the building heretofore occupied by tenant and such new or rehabilitated improvements on the demised premises as tenant may choose to erect or rehabilitate and landlord hereby understands that tenant desires to connect the building heretofore occupied by it with such other improvements as tenant may choose to erect and/or rehabilitate and use all of same as one store without any dividing or other walls between any part of same. It is hereby intended by the parties hereto to vest in the tenant full power with respect to the character and size of the building or portions of building to be maintained and/or erected on the demised premises from time to time other than the building heretofore occupied by tenant, the portion above the first floor of which is, as above provided, retained by landlord and not included within this lease. Tenant shall also have the right to excavate one or more basements or one or more sub-basements