

B. B. H.
H. N. B.
J. W. S.
B. B. B.
D. W. H.
A. W. H.
M. T. A.
J. J. H.
H. B. L.
J. J. H.

In the event J. C. Penney Company fails to exercise the extension option or options granted by the herein Tenant in its lease with J. C. Penney Company, the herein Tenant shall have the further right to exercise the extension options contained in the herein lease, provided, a tenant with a net worth of not less than Ten Million Dollars (\$10,000,000), either leases directly the within property or guarantees all provisions, terms and conditions of the within lease during such extended term or terms, provided, however, that the total floor area of the Buildings (including the area of that portion of the building standing on the herein demised premises), leased to some tenant other than J. C. Penney Company as aforesaid, shall contain a minimum of 97,000 square feet, and provided further that the rental shall be adjusted as hereinafter stipulated. If, however, the total area leased to some tenant or tenants other than J. C. Penney Company contains less than 97,000 square feet, then the within Landlord's rent shall be increased in the inverse proportion as the total of the leased premises is decreased, as per the following example:

The buildings which the herein tenant is subleasing initially to J. C. Penney Company will contain a total of at least 97,000 square feet. The herein Landlord's share of the total rents is .1714. If, for example, the total floor area of buildings subleased to some tenant or tenants other than J. C. Penney Company is decreased by twenty-five (25%) percent, then the herein Landlord's share of total rents collected from any tenant or tenants occupying the premises of which the herein demised premises are a part, shall be .2285.

.1714 divided by .75 (1.00 minus .25) equals .2285.

It is understood and agreed that the herein Landlord shall receive .1714 of all rent collected from the total premises leased to J. C. Penney Company or some tenant or tenants other than J. C. Penney Com-