

*Land*

it may remove and raze any building or buildings standing on the demised premises, and erect a new building thereon; provided, however, that Tenant shall, after it commences the work, proceed with the removing and razing of such building or buildings, and the erection of a new building, within a reasonable time, and provided further that any such new building shall be a good substantial structure and of a value not less than the building so razed; and that all laws, regulations and building code requirements applicable shall be complied with in constructing it; subject to the foregoing, Tenant shall have the right to specify the materials from which any such building shall be constructed and it shall be constructed pursuant to plans and specifications prepared by and suitable to Tenant. It is expressly understood and agreed that any new building built upon the demised premises may be built or constructed in such a manner so as to be joined to or used in connection or conjunction with any adjoining building or buildings not located on any portion of the demised premises, or so as to be a part of the same, or constitute, with such adjoining building or buildings, one entire building.

ERECTION OF WALLS BY TENANT UPON TERMINATION

OF LEASE. It is hereby expressly understood and agreed by and between Landlord and Tenant that Tenant shall, at the expiration of this lease, at Tenant's own expense on written request from the Landlord made on or before sixty (60) days before the termination of the term hereof, erect fire walls extending from the basement floor through the roof area, separating the premises herein demised from all premises immediately adjoining the same that are not owned by the Landlord, to the end that the herein demised premises will constitute a single storeroom building.

LIENS. By the provisions of this lease, Tenant is required to keep the demised premises in repair, and bear the cost of any alterations, additions or improvements made by it, or of building a new building on the demised premises. If any mechanics', materialmen's, or other liens are filed against the demised premises in connection with any such work, the cost of which is to be paid by Tenant, Tenant will not permit any such liens to stand against the demised premises, but it is agreed that Tenant, upon giving written notice to the Landlord of its intent to contest the same, shall not be required