

B.B.H.
 N.N.B.
 J.H.G.
 B.B.B.
 D.W.H.
 G.V.S.
 J.D.H.
 H.B.R.
 J.F.H.

and as the same may be extended pursuant to the provisions of paragraph 2 hereof, shall be cancelled, terminated and rendered null and void and of no further force or effect whatsoever as of midnight of the day preceding the day on which the Tenant opens its store for business to the public in the enlarged building on all of the property demised to Tenant pursuant to said Penney lease, it being expressly understood and agreed that the parties hereto shall be released and relieved from and of any and all obligations and liabilities that might otherwise thereafter arise or accrue under said lease dated August 27, 1941, provided, however, that Tenant shall pay to the Landlord the rentals accruing to Landlord under and pursuant to said lease dated August 27, 1941 down to the date as of which the said lease dated August 27, 1941 shall be so cancelled and terminated, it being agreed that such rentals shall be apportioned as of such date of cancellation and termination.

2. Anything hereinbefore contained to the contrary notwithstanding, it is hereby expressly understood and agreed that in the event the Tenant shall not open its store for business to the public in the enlarged building on all the property demised to Tenant pursuant to said Penney lease on or before December 31, 1956, then and in such event the term of said lease dated August 27, 1941 shall be and the same hereby is extended upon the same covenants, terms and conditions as those specified in said lease dated August 27, 1941, for an additional period commencing January 1, 1957 and continuing thereafter to midnight of the day on which the original term of said Cauble lease expires.