

Rent shall begin to accrue hereunder ~~upon the expiration of sixty~~ ^{as of the date that the Tenant}
~~opens for business and rent for the opening month shall be pro-~~
~~vided for the period of sixty days following delivery and acceptance of the entire premises fully~~
~~rated on a per diem basis.~~ ⁶⁰ ~~60~~ ^{per diem}
completed in accordance with said plans and specifications, including paving,
marking and lighting of the parking area and rear and side access areas.

6. OPTION TO RENEW. Landlords agree that the Tenant shall have,
and it is hereby granted, 4 successive options to extend the
term of this lease for a period of 5 years on each option, such
extended term to begin respectively upon the expiration of the term of this
lease or of this lease as extended. All of the terms, covenants and provisions
of this lease shall apply to each such extended term. Tenant shall exercise
its option by giving to the Landlords notice, in writing, of its intention
to do so not later than sixty (60) days prior to the expiration of the term
of this lease or of this lease as extended.

7. ALTERATIONS AND IMPROVEMENTS. The Tenant shall have the right and
privilege at all times during the term of this lease to make, at its own
expense, such changes, improvements, alterations and additions to the demised
premises as the Tenant may desire.

8. FIXTURES. The Tenant may, on termination of this lease or at any
time during the continuance thereof, remove from the said premises all
shelving, fixtures and other equipment which Tenant may have installed at its
own expense in said premises, or otherwise acquired, during the term of
this lease or any renewal hereof. If the building on said premises shall
be defaced by the removal of such fixtures and equipment, Tenant shall repair
the damages at its expense.

LL