

2-23-54

BOOK 502 PAGE 276

The corporations hereinabove named as Landlord hereby jointly and severally covenant and agree to carry out, perform and comply with each and every term, covenant and condition on the part of the tenant to be performed under each of the underlying leases hereinbefore referred to.

INITIAL  
WORK TO BE  
PERFORMED  
BY LANDLORD

4. The Landlord covenants and agrees, at Landlord's sole cost and expense, and in accordance with the provisions hereinafter set forth in this clause 4 hereof, to do the following work, namely, to demolish the existing building or buildings and improvements on Parcels 3, 4 and 5, to erect a new two story and full basement building covering all of Parcels 3, 4 and 5, to make certain alterations, improvements, changes, additions and repairs in and to the existing building on Parcels 1 and 2, and to join said new building on Parcels 3, 4 and 5 to said building on Parcels 1 and 2 so as to provide a single enlarged building covering