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any and all options under the aforesaid underlying leases which are necessary to secure the extension of the terms of said leases to a date or dates not earlier than the end of the foregoing ten (10) year optional extension period, and if Landlord fails to do so Tenant shall have the right in Landlord's name as attorney-in-fact for Landlord to exercise such options under said underlying leases.

(c) If Tenant has exercised the foregoing option, Tenant shall have the option to further extend the term of this lease upon the same terms and conditions as those herein specified for an additional period of fifteen (15) years from the end of said second additional period by giving Landlord written notice of Tenant's exercise of said option at least fourteen (14) months before said second additional period ends, and if Tenant gives such notice this lease shall be so extended without execution of an extension or renewal lease. It is further agreed that within thirty (30) days after Tenant gives such notice the Landlord shall furnish to Tenant evidence that Landlord has duly exercised any and all options under the aforesaid underlying leases which are necessary to secure the extension of the terms of said leases to a date or dates not earlier than the end of the foregoing fifteen (15) year optional extension period provided for in this subdivision (c), and if Landlord fails to do so Tenant shall have the right in Landlord's name as attorney-in-fact for Landlord to exercise such options under said underlying leases.