

10-20-53
1-26-54

BOOK 502 PAGE 303

(d) 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 ten (10) years from the end of said third additional period by giving Landlord written notice of Tenant's exercise of said option at least fourteen (14) months before said third 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 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 said underlying leases to a date or dates not earlier than the end of the foregoing ten (10) year optional extension period provided for in this subdivision (d), 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.

DEFAULT
CLAUSE

37. That if the rent above referred to, or any part thereof, shall be behind-hand or unpaid on the date of payment by the terms hereof, and remain so for a period of thirty (30) days after written notice shall have been sent by registered mail to Tenant, at 330 West 34th Street, New York 1, N. Y. or at a later address to be designated, and also at the demised premises, then and in such case it shall and may be lawful for the said Landlord, at Landlord's option, by summary proceedings, or by any other appropriate legal action or proceedings, to terminate this lease.