

The Tenant agrees that no alterations, changes, additions, improvements or remodeling costing in excess of \$1,000.00 shall be made by the Tenant during the last year of the term of this lease without the written consent of the Landlord first had and obtained. The Tenant further agrees that the alterations, repairs and/or rebuilding of the present building so as to be used in conjunction with the adjoining Davenport property and/or the adjoining other Cauble property, shall be made in such a manner that at the expiration of this lease or any renewal thereof, the premises hereby leased may be used as a separate store from the building on the adjoining Davenport property and/or the building on the adjoining other Cauble property, and the Tenant agrees, at its own cost and expense, to build a dividing exterior party wall on the line of the property of the Landlord and the adjoining Davenport property so as to separate the entire building and basement on the leased premises from the building and basement, if any, on the adjoining Davenport property, said dividing exterior party wall to extend to the height of the wall on the north side of the adjoining Davenport property which Tenant herein proposes to lease.

Tenant also agrees, at its own cost and expense, to build a dividing exterior party wall on the line of the property of the Landlord and the adjoining other Cauble property so as to separate the entire building and basement on the leased premises from the building and basement, if any, on the adjoining other Cauble property, said dividing exterior party wall to extend to the height of the wall on the south side of the adjoining other Cauble property which Tenant herein proposes to lease.

The Landlord shall give the Tenant notice of its requirement that said building or buildings be restored as separate units thirty (30) days before the expiration of this lease or any renewal or extension thereof, and the Tenant shall have ninety (90) days from the date of the receipt of such notice within which to build said exterior dividing party walls and restore the leased premises to use as a separate building or buildings.