

heretofore occupied by tenant to suit tenant's desires. Tenant shall have the right at any time and from time to time during the term of this lease to tear down, wreck or otherwise remove and utilize in whole or in part any and all other buildings at any time and upon said demised premises provided that in the event of wrecking or removing any such building or buildings or improvements in whole or in part tenant agrees to improve said demised premises by the construction of a building or buildings or part buildings thereon in value at least equal to the improvements now on the said demised premises less reasonable wear and tear and depreciation. In other words, it is specifically understood by both parties hereto that tenant shall be obligated to repair the fire damage to the premises heretofore occupied by tenant but tenant shall not be obligated to undertake on the demised premises any other new construction or rehabilitation of existing building or buildings but tenant shall have the right, at its option, to do such building, construction, rehabilitation, etc., work as it shall desire as to the balance of the premises, as herein provided. Tenant agrees to submit to landlord for its information plans for such remodeling, alteration, new construction or such other work as tenant may desire to initially undertake hereunder but it is agreed that tenant's decision as to the work it shall undertake, the style, design, etc., thereof shall be final but tenant agrees to cooperate with landlord in every reasonable manner in connection therewith.

Tenant contemplates rehabilitating the first floor of that portion of the building approximately twenty-two feet by fifty feet (22x50') adjoining the premises heretofore