

Option to  
Extend  
Lease  
(Cont'd)

(b) Regardless of the exercise or nonexercise by Tenant of any or all of the foregoing options, Tenant shall have, unless the last day of the lease term shall be January 31 of any year, the option to extend (or further extend, as the case may be) the term of this lease for such period of time as shall cause the last day of the term of this lease to be the January 31 next succeeding the date upon which the term of this lease would expire but for the exercise of this option. This option shall be exercised by notice to Landlord not less than six (6) months from the expiration of the term of this lease, or any extension thereof.

Additional  
Space

SEE  
ATTACHED  
RIDER

~~13. The Tenant shall have the right at such time or times as the Tenant designates to require the Landlord at the Landlord's expense to construct in whole or in part any additional sales or storage space designated on Exhibit "A" as "Future Expansion Area". All such construction shall be completed in accordance with the original plans and specifications and the costs shall include the expense attendant to changing or moving existing walls and utilities, interior painting and such other work which may be required to make such additional space available for occupancy by the Tenant. Upon the completion of the construction and changes and the occupancy by the Tenant of the additional area, the minimum rental and minimum basis of sales shall be increased in the proportion in which the total ground area shall be increased thereby, and provisions of this lease applicable to said store unit shall be applicable to such additions. (SEE ATTACHED RIDER)~~

Maintenance & Repairs

14. The Landlord, at its own cost and expense shall maintain and keep in good repair the exterior of the building including all plate glass, the roof, exterior and supporting walls and structural members of the building of which the demised premises form a part, and all water, plumbing, gas or electrical lines or conduits furnished by the Landlord.

Tenant at its own expense, shall maintain and keep in good repair the interior of the building including all interior painting and decorations, and all mechanical equipment furnished by the Landlord; except that, in the event any replacement of such equipment is necessary in the opinion of the Tenant, the Landlord shall at its cost and expense replace such equipment in like kind and at not cost to the Tenant. If it is further agreed that any cost by Tenant to maintain any of the electrical, plumbing and mechanical equipment furnished by the Landlord shall be deducted from any additional rent due Landlord under Section 4 of this lease, and it is expressly understood that such costs to Tenant may be carried forward from year to year until such time as they may be deducted from additional rents due.

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