

TERM

1. This Lease shall be for a term of twenty (20) years and shall commence April 1, 1972, provided the building is completed by Landlord and accepted by Tenant in writing as of that date, and further provided, that Tenant shall have opened its store on the demised premises to the general public for business as of that date, and shall terminate March 31, 1992. However, if Landlord shall not have completed the building and Tenant shall not have accepted the building in writing and further, if Tenant shall not have opened its store on the demised premises to the general public for business as of April 1, 1972, then this Lease shall commence on the date Tenant opens its store on the demised premises to the general public for business, provided that the building has been completed by Landlord and accepted by Tenant in writing as of such date, and shall terminate on the day preceding the twentieth (20th) anniversary of the date on which Tenant opens its store on the demised premises to the general public for business.

OPTION TO
EXTEND

2. Tenant, at its option, shall be entitled to the privilege of four (4) successive five (5) year renewals of this Lease all the other conditions remaining the same as expressed herein. Unless Tenant shall notify Landlord one (1) year prior to the expiration of the original term or any renewal thereof of its intention to terminate this Lease, it shall be deemed to have exercised the option to renew for the next ensuing term, and shall not be required to give any further notice of its intentions to exercise such option.

*EMD**J*