

under the building or buildings on said demised premises or any part thereof and to add one or more additional stories or part stories on any building or buildings on the demised premises other than on the building heretofore occupied by the tenant and/or to remove any walls, partitions and connect and use said demised premises in whole or in part with any adjoining premises direct and/or by tunnel and/or bridge and/or to tunnel and/or bridge in any street and/or alley adjacent thereto all to suit tenant's desires.

Landlord agrees that tenant may at any time and from time to time if it so desires excavate and extend the basement and/or basements and/or sub-basements of any building at any time on the demised premises in whole or in part and where and for the distance desired by tenant under the sidewalk and/or alley area adjoining said demised premises to the full extent allowed by the laws and ordinances of the governmental authorities having jurisdiction over same and agrees that the basement area so obtained shall be construed to be a part of tenant's leased space the same as if herein specifically mentioned and included in the description of the leased premises as above set forth.

*West Ditt*

Landlord covenants and agrees during the entire term of this lease and any extensions or renewals thereof to pay any and all lawful taxes, charges, assessments both general and special of every kind and for every purpose that shall and may by any lawful authority be imposed, levied or assessed upon the demised premises or any part thereof or any improvements now or that may hereafter be erected on said premises or any part thereof before same become delinquent and in ample time to prevent any addition or penalties thereto and landlord further agrees to