

- (b) all alterations including additional heating and air conditioning necessary to convert such parts as the Tenant shall designate of the original first floor stockroom area and said one-story addition to a contiguous sales area similar in quality and appearance to the original sales area, and the alterations necessary to utilize the remainder of said one-story addition as the stockroom area.

The Landlord agrees to perform all of the work set forth in subsections (a) and (b) of the preceding paragraph with diligence and (with respect to the matters contained in (a) and (b) above) in accordance with plans and specifications prepared by the Superintendent of Construction of the Atlanta District Office of the Tenant, and upon compliance to deliver the said land and improvements thereon to the Tenant in the same manner and condition as is herein provided for delivery of the herein demised premises.

Upon such delivery, said land and improvements shall become a part of the herein demised premises and continue as such during the remainder of the term of this lease, and all the terms, covenants and provisions of this lease shall apply to the demised premises as so enlarged.

If for any reason whatsoever the Landlord shall fail to comply with all of the provisions of this Article 22, within two (2) years from the date of the Tenant's aforesaid notice, the Tenant may at any time thereafter (but not subsequent to the acceptance of delivery of said land and improvements) by notice in writing to the Landlord terminate and cancel this lease and upon the giving of such notice, this lease shall thenceforth be null and void. Such right of termination and cancellation shall not, however, be exclusive of any other rights and remedies of the Tenant for enforcement of the obligations of the Landlord in this Article 22."

(Continued on next page)