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Section 2. The term of this lease shall commence on six (6) months or on any earlier date that Lessee shall have taken possession of said premises and opened the same to the public for business, provided that Lessor shall have given Lessee access to said building with a completed installation of the hung acoustical ceiling at least eight (8) weeks prior to said six (6) months for the purpose of enabling Lessee to install its equipment, machinery and personal property prior to such opening; and provided further that all of the rest of the Lessor's work shall have been completed by said six (6) months, and a Certificate of Occupancy (if required) obtained by the Lessor by that date.

Section 3. (a) While this lease is in full force and effect, provided the Lessee is not in default in the performance of any of the terms, covenants and conditions hereof, Lessee shall have the right or option to extend the original term of this lease for two (2) further terms of ten (10) years each.

(b) Such extension or renewal of the original term shall be upon the same terms, covenants, rental and conditions as are provided for in the original term.

(c) Notice of the Lessee's intention to exercise the option must be given to the Lessor in writing as in Article I hereof provided, at least six (6) months prior to the expiration of the original term of this lease. If no notice to exercise this option is given by the Lessee for the period set forth, the lease shall terminate at the end of the

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