

If, for any reason beyond the control of the Lessor and not due to any act or omission on his part, there is a delay in completing the premises in conformance with the final approved plans and specifications and in making them ready for occupancy on or before the date of commencement of the term of this lease and provided the delay does not exceed ninety days from that date, the premises shall be accepted by the Lessee on the date they are properly completed in conformance with said final approved plans and specifications, and the terms of this lease shall commence on that day instead of on the date of the commencement of the term as set forth in this lease, and the initial term of this lease shall run for Ten years from that date.

If the premises are properly completed in accordance with the final approved plans and specifications and made ready for occupancy prior to the date herein fixed for the commencement of the demised term, the Lessee at its option may accept possession of the premises and the term of this lease shall commence on that day instead of on the date of the commencement of the term as set forth in this lease and the initial term of this lease shall run for Ten years from that date.

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