

34. Performance on Behalf of Lessee. If Lessee at any time shall fail to make any payment or perform any act required by this Lease to be made or performed by him, Lessor, without notice to or demand upon Lessee and without waiving or releasing Lessee from any obligation or default under this Lease, may (but shall be under no obligation to) at any time thereafter make such payment or perform such act for the account and at the expense of Lessee. All sums so paid by Lessor and all costs and expenses (including, without limitation, attorneys' fees and expenses) so incurred, together with interest thereon at the rate of 7% per annum from the date of payment or incurring, shall constitute additional rent payable by Lessee under this Lease and shall be paid by Lessee to Lessor on demand.

35. Entry by Lessor. Lessor and its authorized representatives shall have the right to enter the Leased Property at all reasonable times (a) for the purpose of inspecting the same or for the purpose of doing any work under section 34, and may take all such action thereon as may be necessary or appropriate for any such purpose (nothing contained in this Lease or otherwise shall create or imply any duty upon the part of Lessor to make any such inspection or do any such work), and (b) for the purpose of showing the Leased Property to prospective purchasers or mortgagees and, at any time within 12 months prior to the expiration of the then current term of this Lease (unless Lessee, if entitled to renew this Lease for a further term, theretofore shall have given Lessor written notice of its election to renew), for the purpose of showing the same to prospective tenants, and within such period to attach to the Leased Building advertisements for sale or letting. No such entry shall constitute an eviction of Lessee.

36. Renewal Term. The term of this Lease may, at the option of Lessee (evidenced by written notice given to Lessor at least 12 months prior to the expiration of the initial term), be extended beyond the initial term for one term of 59 years (herein sometimes referred to as the "Renewal Term"), provided that Lessee shall not be in default under this Lease and that this Lease shall not have been theretofore terminated for any reason. The Renewal Term shall be upon the same terms, covenants and conditions as are provided in this Lease in respect to the initial term, except that the Basic Rent shall be in an amount equal to 50% of the Net Income received by Lessee from the Leased Building but not less than \$14,000 per annum and, in the event that Lessee exercises his right as provided in section 37 to raze the Leased Building during the renewal term, then

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