thirty (30) feet in width by one hundred forty-two (142) feet in depth which will extend over and upon the adjoining Parcel "B" owned by Landlord herein, and Landlord is willing to lease such parcel to Tenant for such purpose, and upon the expiration of the existing Ground Lease and Sub-Lease above described, to lease the combined Parcels "A" and "B" to Tenant for the further period herein demised after ownership of the original building reverts to her; and

WHEREAS, the parties intend that this document shall define the agreement of the parties with respect to the lease to Tenant of Parcel "B" for the entire term demised hereunder, and, as well, with respect to the lease to Tenant of the combined Parcels "A" and "B" from and after July 1, 1970;

NOW THEREFORE, Landlord, in consideration of the rent herein reserved and of the covenants of the Tenant, does hereby lease and demise unto Tenant for the respective terms hereinafter specified the parcels of land more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TERM   FOR THE TENANT TO HAVE AND TO HOLD, as to Parcel "B" described on Exhibit "A" hereto, for an initial term of years commencing on February 1, 1968 and expiring upon a date ten (10) years subsequent to the date of completion and acceptance by Tenant of the addition to the present store building to be constructed by Tenant, as hereinafter provided; and as to Parcel "A", for an initial term of years commencing on July 1, 1970 and expiring on the same date the initial term for Parcel "B" is fixed to expire. Landlord and Tenant agree to execute a supplemental agreement fixing the common expiration date of these initial terms when the same shall have been determined as based upon the completion of construction as herein provided.

This lease is granted and accepted upon the foregoing and upon the following terms, covenants, conditions and stipulations:

RENTAL   1. Tenant agrees to pay to Landlord as rental for Parcel "B" for the period from the initial commencement date hereof to and

(Continued on next page)

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