

the date of commencement. Upon the commencement of the term of the Lease, an addendum to the Lease shall be prepared which shall formally stipulate and establish the exact commencement and expiration dates of the original term of the Lease and said addendum shall be executed by both parties and thereby become a part of the Lease.

Lessee shall have the non-exclusive right, in common with others lawfully entitled thereto, to the use of all exits, entrances, driveways and parking areas in the McAlister Square Shopping Center for the accomodation and parking of vehicles of Lessee, its employees and clientele, while shopping in the Shopping Center or using the theatre of Lessee, and there will be no charge for such parking. Lessee is hereby granted the non-exclusive right of ingress and egress, to the extent of Lessor's rights, over all roads, streets, alleys, sidewalks and ways, either public or private, bounding or serving the demised premises or the Shopping Center.

No mortgagee, holding a mortgage which may now or hereafter affect either the demised premises or the Shopping Center, shall cut off or terminate the Lease or any extensions or renewals thereof through foreclosure or otherwise, as long as Lessee is not in default of any of the terms, covenants, conditions and agreements of the Lease.

Lessor grants to Lessee two (2) successive five (5) year options to extend and renew the Lease upon the same terms, covenants and conditions, hereunder, except that the article pertaining to construction shall not apply. The first such option shall be exercised by written notice to Lessor at least six (6)

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