

ARTICLE XXX

30. Completion of Improvements. Lessee will substantially complete on or before the completion date set forth in Schedule D hereto with respect to a Leased Property (the Completion Date) the construction of the improvements on such Leased Property which have not been substantially completed as of the date such Leased Property became subject to this Lease, in conformity with the requirements of Section 9.1, to the same extent as if such construction were Alterations made under the provisions of Section 9.1. Lessee will deliver to Lessor immediately after substantial completion of such construction, but in no event later than the Completion Date with respect to such Leased Property, an Officer's Certificate (i) to the effect that such construction has been substantially completed, (ii) setting forth in reasonable detail the aggregate cost to Lessee of completing such construction, which, in no event, will be less than the amount set forth in Schedule D with respect to such Leased Property (the Completion Amount), and (iii) if such aggregate cost exceeds the Completion Amount, certifying that Lessee has paid, in full, such excess.

If such construction with respect to a Leased Property is not substantially completed on or before the Completion Date with respect thereto, or if, on or before such Completion Date, Lessee shall not have delivered to Lessor the Officer's Certificate referred to above, then Lessee shall, at the request of Lessor, on a date specified by Lessor which is not later than one hundred eighty days after such Completion Date, purchase such Leased Property at a price determined in accordance with Schedule C hereto. Lessor shall transfer and convey such Leased Property on such date to Lessee pursuant to Article XXI, against payment by Lessee of the purchase price therefor, together with all instalments of Basic Rent, Additional Rent and all other sums then due and payable under this Lease to and including such date of purchase. If Lessor does

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