

Construction of Lessor's Work on the demised premises shall be deemed completed when (a) Lessor's Work has been substantially completed (as defined in the preceding paragraph) and (b) Lessor has furnished Lessee with evidence of the issuance of a certificate of occupancy or similar approval for the Lessee's use of the demised premises for the purposes herein specified from the appropriate governmental agency having jurisdiction, or if such certificates are not issued by any governmental agency, a certificate of compliance for the Lessee's use of the demised premises for the purposes herein specified issued by the Lessor's architect. During the course of construction, Lessee may enter upon the demised premises at all reasonable times for the purpose of inspecting the same. As soon as possible after Lessor's Work is substantially completed, Lessee may enter upon the demised premises for the purpose of preparing the same for Lessee's business operations. At any time after the commencement date of the term of this lease, at the request of either Lessor or Lessee, both Lessor and Lessee agree to enter into a supplementary agreement in recordable form fixing the commencement and expiration dates of the term of this lease.

If construction of the Lessor's Work on the demised premises shall not be deemed completed on or before August 31, 1976 for any reason whatsoever, then the Lessee, at any time within thirty days after August 31, 1976, may cancel and terminate this lease by serving written notice thereof upon the Lessor whereupon this lease shall cease, expire and come to an end and both parties shall thereupon be released and discharged from all liability hereunder unless within said thirty days construction of Lessor's Work on the demised premises shall be deemed completed, in which event said notice from the Lessee to the Lessor shall be deemed null and void.