

(b) The Lessee is hereby granted an irrevocable option of renewal at the expiration of the term of this Lease for an additional term of ten (10) years upon a rental and upon such other terms and conditions as shall be agreed upon by and between the parties hereto at the time of the exercise of said option.

(c) The Lessee agrees to use and occupy said premises as a retail store for the sale of goods, wares and merchandise and not to use the same for any illegal purpose or for any business extra-hazardous on account of fire or otherwise, without the written consent of the Lessor, and at the expiration of said term to quit and surrender said premises.

(d) The Lessee shall have the right to make any alterations, improvements or additions to the demised premises for the purpose of conducting its business in any manner and to such an extent that it shall deem said alterations or improvements necessary or desirable.

(e) The Lessee, during the term of this lease, or any renewal thereof, shall have the right to sublet the within demised premises upon the same terms and conditions as are herein contained and further, that the Lessee shall have the privilege of constructing, at Lessee's expense, additional buildings for lease, subject to the approval of Lessor and with the understanding that all improvements shall become the property of Lessor upon termination of lease agreement.

(f) In the event the building on the demised premises shall be wholly or partially destroyed by fire, flood, act of God or other casualty, the Lessors shall promptly repair and/or rebuild the same, and until such repairing and/or rebuilding is completed and the premises made suitable for occupancy, the rent payable hereunder shall be abated.

(g) The Lessee may remove any and all fixtures, furnishings and goods installed and owned by it during and after the term of this Lease.