

Premises shall be automatically extended, without the requirement of any further act or agreement by either party, for a total of three (3) successive periods of five (5) years each, unless Tenant shall at least six (6) months prior to the expiration of the original term or of the then current extension period, give Landlord notice in writing to the contrary, in which event the term of this Lease shall terminate as of such expiration date.

5. The Lease provides that Tenant shall use the Demised Premises only for the display and sale therein of women's clothing and furnishings, including but not limited to ladies' and girls' and children's dresses, gowns, suits, coats, sportswear, sweaters, outerwear, blouses, separates, jackets, pants, skirts, swimwear, bathing suits, furs, and incidentals thereto, accessories, including but not limited to costume and fine jewelry, hosiery, hats, handbags, cosmetics, scarves and also men's and women's ski wear.

6. The Lease provides that during its term and any extensions thereof, Landlord shall not make a lease with any other person, corporation, partnership or entity to use any portion of the Shopping Center for the display and sale of any, or any combination of the items listed in Paragraph 5 hereof. However, the Lease provides that Landlord may enter into or permit a lease or leases for one or more additional stores selling items listed in Paragraph 5 provided the gross leaseable area of any one of such stores selling items listed in Paragraph 5 in the aggregate including Tenant's store, shall be less than 25% of the total gross leaseable area of the Shopping Center and the gross leaseable area of any store selling items listed in Paragraph 5 hereof shall not exceed 2,000 square feet; and provided, further, that (i) the merchandise sold in any such store shall not be sold at a "discount" or under any other method of reduced pricing below the established retail price generally charged in the area for those goods (however, this restriction shall not prohibit seasonal closeout sales) and (ii) no such store shall be located within an area of two store premises on either side of the Demised Premises.

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