

MUTUALITY
OF LEASES

14. It is expressly agreed that this lease and the Ground Lease dated April 6, 1955 and the Sub-Lease dated May 5, 1955, (since the latter cover an integral portion of the contiguous property necessary for the operation of the enlarged building in Tenant's business) are mutually interdependent and that if for any reason the Ground Lease or the Sub-Lease, as to the parcel covered by them, should fail or be canceled or terminated, the Tenant hereunder shall have immediate right to termination of this lease as well, whereupon both parties shall be relieved of all further liabilities hereunder. The said Ground Lease and Sub-Lease will continue to govern the responsibilities of the parties thereto, and Parcel "A" covered thereby, until their expiration and this lease becomes effective.

COMMON
PARKING
RIGHTS

15. It is agreed that the occupant from time to time of the building now occupied by Shaw's Drugs (in common with Tenant and the respective employees, agents, suppliers, customers and invitees of both of them) shall have a non-exclusive right at all times to use, free of charge, during the term of this lease and any extensions thereof, the paved parking facilities and the drives, entranceways and service areas constructed from time to time within the demised premises.

FIXTURES AND
ALTERATIONS

16. The Tenant, at its own expense, may from time to time during the term of this lease make any alterations, additions and improvements in, on and to the demised premises which it may deem necessary or desirable and which do not adversely affect the structural integrity thereof, but it shall make them in a good workmanlike manner and in accordance with all valid requirements of municipal or other governmental authorities. All permanent structural improvements shall belong to the Landlord and become a part of the premises upon termination or expiration of this lease.

Tenant may construct and build or install on and in said premises any and all signs, racks, counters, shelves and other fixtures and equipment of every kind and nature as may be necessary or desirable in the Tenant's business, which signs, racks, counters, shelves and other fixtures and equipment shall at all times be

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