

Landlord, and upon demand therefor, pay to the Landlord the amount of such payment so made by the Landlord.

The Landlord further covenants and agrees that all rebates or refunds on account of any tax, levy or assessment, which do not reduce the total taxes paid on the demised premises below the sum of \$967.25 for any one calendar year shall belong to the Tenant. All other rebates shall belong to the Landlord. The Landlord or Tenant will, upon request of the other, sign any receipts which may be necessary to secure the payment of any such rebate, and will pay over to the Tenant or Landlord such rebates so received.

OLD MATERIALS. That Tenant may convert to Tenant's own use all old materials removed by Tenant in making alterations, changes, improvements and additions to the demised premises.

ALTERATIONS. That Tenant shall have the right and privilege at all times during the continuance of this lease to make, at its own expense, such changes, improvements, alterations and additions to the demised premises as Tenant may desire. Any changes, improvements, alterations and additions made by Tenant shall immediately become the property of the Landlord and shall be considered as a part of the herein demised premises. Subject to the rights of adjoining owners, Tenant may remove any party or other wall between the demised premises and any adjoining premises. So far as the Landlord has power to grant the right, Tenant may extend any basement in the demised premises now existing or hereafter constructed so as to use the space beneath the sidewalks abutting on the demised premises. Landlord agrees without