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4. The Lessee shall use said leased premises only for the purposes of conducting its chemical business, including use thereof for its general office and laboratory, for storage, mixing, shipping and receiving of dye stuffs, pigments and resins, and for other allied chemical functions.

5. The Lessee shall have the right to sublease the said premises to any tenant approved by the Lessor (which approval shall not be unreasonably withheld), provided, however, that the Lessee will be fully responsible for payment of rent and will continue to make such rental payments as provided in Paragraph 2 above, and further, that upon the termination of any such sublease, the Lessee will be fully responsible for having the said premises returned to it in as good condition as when subleased, reasonable wear and tear excepted.

This lease shall not be assigned without the written consent of the Lessor endorsed hereon.

6. The Lessee may, at its own expense, either at the commencement of or during the term of this lease, make such alterations in and/or additions to the leased premises as may be necessary to make such premises suitable for the conduct of the Lessee's business as provided in Paragraph 4 above; provided, however, that the Lessee shall not make any major alterations in and/or additions to the leased premises without first obtaining the written approval of the Lessor as to the materials to be used and the manner of making such alterations and/or additions, which such written approval will not be unreasonably withheld by the Lessor. All such alterations and/or additions shall become part of the leased premises, and the Lessee shall not have the right to remove any of same during the term of this lease or at the termination hereof. Approval of the Lessor is hereby given to the Lessee to (a) insulate the room at the Northwest corner of the building on the leased premises, (b)