

Other than as expressly stated herein, Lessor makes no warranties or representations as to the condition of the demised premises or the machinery and equipment leased hereunder, or their condition, fitness or suitability for the uses and purposes for which leased, and Lessor shall in no event be liable for any latent defects therein or for the breaking or getting out of order of any pipes, wires, plumbing, fixtures, machinery or equipment, or for any injury or damage caused by or resulting from any such breaking, or getting out of order. Lessee accepts the buildings and other improvements on the demised premises, and the machinery and equipment leased hereunder, in the condition and state of repair in which they are at date of delivery.

VI. HOLDING OVER

If, after the expiration of this lease, Lessee shall remain in possession of the demised premises and/or the machinery and equipment, without any expressed agreement as to such holding, then such holding shall be deemed and taken to be a holding upon a tenancy from month to month, and Lessee shall be regarded as a month-to-month tenant. In the event of such a month-to-month tenancy, both Lessor and Lessee shall remain subject to all of the terms and conditions contained in this lease, including the payment of rent.

VII. OPTIONS WITH RESPECT TO ALTERATIONS AND ADDITIONS

A. During the term hereof, Lessee may, at his sole cost and expense and at his election, after obtaining written permission of the Lessor, which permission may not be unreasonably withheld, alter, renovate, redecorate or otherwise improve any buildings or other improvements now or hereafter situated upon the demised premises; provided, however, that such work shall not change the character of the demised premises nor lessen the value of the existing buildings and improvements.