

conditioning system of sufficient capacity to properly heat and cool the entire demised premises. That an adequate supply of water shall be furnished to the demised premises at all times by Landlords, and Tenant shall pay all charges for water consumed on the demised premises.

RIGHT OF WAY. That Landlords guarantee that during the term hereof the Tenant shall have the continuous right to use any rights of way which are in use on the date of the execution of this lease leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right of way or alleyway either on or adjoining the premises of which the herein demised premises are a part or the whole the use of which the Landlords have a right to grant to Tenant or which the Landlords own or control.

LANDLORDS TO PAY TAXES, ETC. That Landlords shall pay all taxes, assessments and other charges which may be levied, assessed or charged against the demised premises, and will make all payments required to be made under the terms of any mortgage or deed of trust which is now a lien on the demised premises.

UNPERFORMED COVENANTS OF LANDLORDS MAY BE PERFORMED BY TENANT. That if Landlords shall fail to perform any of the affirmative covenants to be performed by Landlords pursuant to the terms of this lease, or if Landlords should fail to make any payment which Landlords agree to make, then Tenant may, at Tenant's option, after notice to Landlords, perform any such affirmative covenant, or make any such payment, as Landlords' agent, and in Tenant's sole discretion as to the necessity therefor, and the full amount of the cost and expense entailed, or of the payment so made, shall immediately be owing by Landlords to Tenant, and Tenant shall have the right to deduct the amount thereof, together with interest at the legal rate thereon from the date of payment, without liability of forfeiture, out of rentals then due or thereafter coming due hereunder, and Tenant shall have a lien on the demised premises and on the premises of which the demised premises are a part, to secure the repayment of any such amount with interest. The option given in this paragraph is for the sole protection of Tenant, and its existence shall not release Landlords from the obligation to perform any of the covenants herein provided to be performed by Landlords, or deprive Tenant of any legal rights which it may have by reason of any such default by Landlords.

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, and in performing any affirmative covenants to be performed by the Landlords under the terms and conditions of this lease which Landlords may fail to perform and which Tenant elects to perform.

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 Landlords 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, provided, however, that Tenant shall, at the expiration of this lease, at Tenant's own expense, on written request from Landlords made on or before sixty (60) days before the termination of the term hereof, replace any wall so removed to as nearly as practicable the condition it was in before such removal. Tenant shall also have the right to build an extension or addition covering any property owned by the Landlords in the rear of the building covered by this lease. If at the time of making any changes, improvements, alterations and additions to the herein demised premises the Tenant is obliged, by reason of any state laws or local ordinances to expend moneys over and above the sum necessary to alter the premises to suit the special needs of the Tenant, then the Landlords shall reimburse the Tenant for all such additional expense.