

NEW BUILDING. If, at any time during the term of this lease or any extension thereof, Tenant desires to erect a new building upon the demised premises, it may remove and raze any building or buildings standing on the demised premises, and erect a new building thereon, provided, however, that Tenant shall, after it commences the work, proceed with the removing and razing of such building or buildings, and the erection of a new building, within a reasonable time, and provided further that any such new building shall be a good substantial structure and of a value not less than the building so razed, and that all laws, regulations and building code requirements applicable shall be complied with in constructing it; subject to the foregoing, Tenant shall have the right to specify the materials from which any such building shall be constructed and it shall be constructed pursuant to plans and specifications prepared by and suitable to Tenant. It is expressly understood and agreed that any new building upon the demised premises may be built or constructed in such a manner so as to be joined to or used in connection or conjunction with any adjoining building or buildings not located on any portion of the demised premises, or so as to be a part of the same, or constitute, with such adjoining building or buildings, one entire building.

LIENS. By the provisions of this lease, Tenant is required to keep the demised premises in repair, and bear the