

said work will be done promptly after possession has been secured by the Tenant under this lease unless the Tenant is prevented from doing so by war, strikes or other causes beyond the control of the Tenant, and in such event, Tenant agrees to perform said work as soon as it is expeditiously possible to do so.

Tenant shall indemnify and hold harmless the Landlord and the demised premises of and from any and all claims, demands and/or liabilities whatsoever, including, but not limited to, mechanics' liens or other liens for work performed and/or material furnished in connection with such alterations, improvements and construction of said building.

The Tenant agrees that no alterations, changes, additions, improvements or remodeling costing in excess of \$1,000.00 shall be made by the Tenant during the last year of the term of this lease without the written consent of the Landlord first had and obtained.

REPAIRS

Tenant agrees, during the term hereof, at its own cost and expense, to keep the demised premises in good repair, and upon the expiration of the term to deliver the same to the Landlord in good order and condition, reasonable wear and tear, deterioration and depreciation excepted.

TRADE FIXTURES

All trade fixtures, furniture and store equipment installed, attached to or placed within the leased building by Tenant or by any other occupants of the premises, for the purpose of operating any business thereon, whether attached or unattached, may be removed at any time during the term of this lease, or upon the expiration thereof; provided the same may be done without damage to the premises other than surface damage, and further provided that Tenant shall repair any damage which may be done to the building on removal of the said fixtures and equipment.