

4. If at any time during the term of this lease structural changes or changes involving structural parts of the demised arcade and lobby space or the building of which the same form a part, namely, the Jervey-Jordan Building, or the floors, walls, beams, columns, fire escapes, or other fixed parts thereof, shall be required by reason of any laws or ordinances now or hereafter in force, or by any order of any legally authorized governmental body, department, authority or officer, or by any insurance company which insures Lessee under public liability insurance, then in such event such changes shall be made by the Lessor at the Lessor's cost and expense, with as little inconvenience as may be for the use of the demised premises by the Lessee and with a proportionate abatement of rent for the space of time, if any, that the Lessee shall be deprived of the full, beneficial use of the demised premises by the Lessor. If, however, the Lessee is unable by reason of the foregoing to give performances in the theatre, the full rent shall abate until such changes are made and performances can be resumed. Provided, however, if any changes shall be required solely by reason of any alterations made by the Lessee, such changes shall be made by the Lessee at its sole cost and expense and without any abatement of rent therefor. It is understood that this paragraph applies only to the Jervey-Jordan Building.

ARTICLE VI

ALTERATIONS AND IMPROVEMENTS

The Lessee shall have the right during the term of this lease to make such alterations, improvements or changes in the demised property as Tenant may desire for any lawful purpose, provided Lessee shall bear the expense thereof and comply with all laws and ordinances governing the same.