


ARTICLE #2 - ALTERATIONS. The Lessee's right to make alterations or changes should be limited to and by the following language:



The Lessor agrees that the Lessee may at its own expense, from time to time during the term hereof, make such alterations, additions, and changes, structural or otherwise, in and to the demised premises as it finds necessary or convenient for its purposes, except, however, that Lessee shall make no alterations, additions, or changes of any kind or nature to the foundations, foundation footings, structural steel columns, roof or roofing structure, without the prior written consent of the Lessor, which shall not be unreasonably withheld. The Lessor agrees that the Lessee may from time to time during the term hereof, remove walls and connect the demised premises with other premises owned or controlled by the Lessee. The Lessee agrees that all alterations, additions and changes made by it will be made in a first-class workmanlike manner, and anything in this lease to the contrary notwithstanding the Lessor and Lessee agree that the Lessee shall have neither the right nor the obligation at the end of the term of this lease or any extensions thereof to remove the same or to change such structure or restore the premises to the condition in which they were originally.

ARTICLE #3 - NOTICE OF CONTINUED OCCUPANCY. Lessee agrees to give Lessor six months prior written notice of its intent to exercise any options provided herein.

ARTICLE #4 - SUBORDINATION. This lease is subject and subordinate to all ground or underlying leases to all mortgages which may now or hereafter affect such leases or the real property of which the demised premises form a part, and to all renewals, modifications, consolidations, replacements and extensions thereof, provided that such leases and mortgages shall provide that this lease may not be cut off by foreclosure or any action in regard to the debt secured by a mortgage, or any default under such leases, so long as Tenant shall not be in default in the performance of any of Tenant's obligations hereunder. This clause shall be self-operative and no further instrument of subordination shall be required by mortgagee. In confirmation of such subordination, Tenant shall execute promptly any certificate that Landlord may request.

ARTICLE #5 - CONDEMNATION. In the event that during the term of this lease or any extension or renewal thereof the entire leased premises, or such parts as to render the remaining premises unsuitable for use by Lessee in its business, are taken by government or quasi-governmental authority by exercise of the power of eminent domain, this Lease shall terminate by reason of such taking at the time possession must be surrendered to such authority. Prepaid or unearned rent shall be adjusted between the parties as of such date. In the event that only such portion of the demised premises is acquired by such authority by the exercise of such power as will leave the remaining premises, after alterations and repairs, in a condition suitable for use by Lessee in its business, the monthly rental payments from the date of such acquisition to the end of the original or

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