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not be deemed a default in the conditions of this lease, but if such delay exposes said property to sale for such non-payment, the Landlord shall have the right, at Landlord's election, to pay any such tax, levy or assessment, and the Tenant shall, immediately after proof of such payment shall have been submitted to it by the Landlord, and upon demand therefor, pay to the Landlord the amount of any such payment so made by the Landlord.

The Landlord further covenants and agrees that if there shall be any rebates on account of any tax, levy or assessment paid by the Tenant under the provisions of this lease, such rebates shall belong to the Tenant, and the Landlord will, upon request of the Tenant, sign any receipts which may be necessary to secure the payment of any such rebate, and will pay over to the Tenant such rebates received by the Landlord.

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.

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 Landlord 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. So far as the Landlord has power to grant the right Tenant may extend any basement in the demised premises now existing or hereafter constructed so as to use the space beneath the sidewalks abutting on the demised premises. Landlord agrees without expense to Landlord to cooperate with Tenant in securing such building or other permits as may be necessary to accomplish any of the work under the provisions of the paragraphs of this lease entitled "Delivery of Premises", "New Building" and "Repairs."

SIGNS. That Tenant shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building of which the herein demised premises are a part or the whole, or at any