

9. Alterations and Additions. The Lessee shall have the right, during the continuance of this lease, to make alterations, additions or improvements to the premises, all at its own expense and at no cost to the Lessor, provided that such alterations, improvements, additions or changes do not decrease the value of the premises as of the time the same are made. Such alterations, additions or improvements shall become a part of the premises and belong to the Lessor, without compensation to the Lessee, at the expiration of this lease.

10. Maintenance and Repairs. Lessee shall be responsible for the exterior and upkeep, maintenance and repair of the demised premises, including the exterior and interior of the building and shall maintain same in good, safe, tenantable condition, sightly in appearance, properly painted, decorated and landscaped and in good order and repair. Lessee will deliver said buildings and premises (unless the lease be terminated because of damage or condemnation or other proceedings as provided herein) at the termination of this lease in good order and repair, due allowance being made for reasonable wear and use. Lessee acknowledges that the premises have been inspected and are delivered in good, safe and tenantable condition and in good order and repair.

11. Fixtures. The Lessee shall have the right, from time to time, to place or install in or upon the premises such trade fixtures and equipment as it shall deem desirable for the conduct of its business. All trade fixtures and equipment so placed in or upon the premises (whether or not readily removable) shall remain the property of the Lessee, and all or any part thereof may be removed by the Lessee, but Lessee shall be under no obligation to remove the same and may, at its option, surrender all or any part thereof with the premises at the end of the term hereof. In the event such removal shall cause damage or disfigurement to the walls, ceiling, floors, or other part of the premises, the cost of repairing the same shall be borne by the Lessee.

12. Damage. In the event that the premises are partially or totally destroyed by fire or other casualty, the proceeds of the insurance