

6. Maintenance and Repair. The Lessee covenants and agrees that the Lessee will, at its own expense, maintain the demised premises. However, the Lessor acknowledges that as of the date of execution hereof certain maintenance is necessary to place the roof of the premises in proper order, and accordingly the Lessor covenants and agrees to cause that roof to be repaired to proper order as soon as reasonably feasible.

7. Alterations and Improvements. Lessee shall have the right and privilege to make such alterations, improvements, additions and changes, structural or otherwise, during the primary term of this lease, or any extension hereof, at the Lessee's own cost and expenses, in and to the demised premises in such manner as the Lessee may deem necessary or convenient to promote the interests of the Lessee's business; provided, however, that major changes to the structural portions of the buildings must first be submitted to Lessor for Lessor's written approval, which approval shall not be unreasonably withheld. Any alterations, improvements, additions or changes made to the demised premises by or for the Lessee under the terms of this paragraph shall attach to the realty and become the property of the Lessor at and upon the termination of this lease.

8. Removal of Trade Fixtures and Equipment. Lessee shall have the right to place or install in or upon the demises premises such trade fixtures and equipment as the Lessee shall deem desirable for the conduct of the Lessee's business, and all trade fixtures and equipment so placed in or upon the demised premises at the expense of the Lessee (whether or not readily removable) shall remain the property of the Lessee, and all or any part thereof may be removed by Lessee, but Lessee shall be under no obligation to remove the same and may, at the Lessee's option, surrender all or any part thereof with the leased premises. In the event such removal shall cause damage or disfigurement to the walls, ceilings or floors of the demised premises, the cost of repairing the same shall be borne by the Lessee. In connection herewith, Lessor agrees to execute a

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