

apportioned and suspended while such repairs are being made. If the said premises shall be so slightly damaged by fire or other casualty as not to be rendered unfit for occupancy, then Lessor agrees that same shall be repaired with reasonable promptness and in that case the rent accrued or accruing shall not cease or determine.

6. MUTUAL COVENANTS

(a) Lessor agrees that Lessee shall have the right from time to time to make, at Lessee's own cost and expense such alterations, additions or improvements to the leased premises or parts thereof as Lessee may choose, for the conduct, improvement or expansion of the Lessee's business, provided that all such work shall be done in a good and workmanlike manner and the structural integrity of the building shall not be impaired and that no liens shall attach to the premises by reason thereof.

(b) Lessor agrees that the Lessee shall have the right to install in or place on the demised premises, trade fixtures, lighting fixtures, water coolers, air conditioning equipment, machines, tools or other equipment of whatsoever nature. Such fixtures and equipment shall at all times remain the personal property of the Lessee, regardless of the mode or degree of attachment thereto to the premises and may be removed at any time by the Lessee whether at the termination of this lease or otherwise, provided, however, that the Lessee at its own cost and expense make reasonable restoration of the premises in the event that any substantial damage is done thereto in removing any of the Lessee's aforesaid personal property.

(c) If the Lessee shall pay the rent as herein provided and shall keep, observe and perform all of the other covenants of this lease by it to be kept, performed and observed, the Lessee shall and may, peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

(d) If the Lessee shall fail to pay to the Lessor the rent or other sums of money payable to the Lessor as and when due and payable hereunder and such default shall continue for a period of ten (10) days