

FINAL PLANS  
AND SPECI-  
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topography of land, available current characteristics, soil bearing tests, and other data necessary in connection with the preparation of said preliminary plans and specifications.

Said preliminary plans and specifications shall be used by the Landlord as a basis for preparing the final working plans and specifications. The Landlord shall, at Landlord's sole cost and expense, obtain the services of a competent architect and a competent engineer to prepare said final working plans and specifications which shall be submitted to Tenant for Tenant's written approval thereof before said work is commenced and within three (3) months after Tenant has furnished Landlord with said preliminary plans and specifications. It is expressly understood and agreed that it is the intention of the parties hereto that said work shall conform to Tenant's requirements in all detail with the same force and effect as if Tenant were preparing final working plans and specifications therefor which did not require the approval of Landlord or any other party. It is further agreed that Tenant shall have the right at any time or times before or during the progress of said work to change or eliminate any item or detail contained in said final working plans and specifications, and/or to substitute and/or to add other items or details not shown on said final working plans and specifications, and for such purposes Tenant shall have the right as Landlord's agent, to issue change orders to the contractor or contractors doing the work; provided, however, that any net increase (i.e. total increases after offsetting total decreases) in the cost of the work due to change orders issued by Tenant (excluding any changes because of conditions affecting the structural soundness and stability of the enlarged building and excluding any changes necessary to comply with laws, ordinances, rules, regulations or orders of City, County, State or other duly constituted authority) shall not exceed the sum of \$5,000 without Landlord's approval.