

to Landlord, perform any such covenant, agreement or obligation, as Landlord's agent, and in Tenant's sole discretion as to the necessity therefor, and the full amount of the cost and expense entailed, or of any payment so made, shall immediately be owing by Landlord to Tenant, and Tenant shall have the right to deduct the amount thereof, together with interest at the legal rate thereon from the date of payment, without liability of forfeiture, out of rentals then due or thereafter coming due hereunder, and Tenant shall have a lien on Landlord's interest in the demised premises and on Landlord's interest in the premises of which the demised premises are a part, to secure the repayment of any such amount with interest, which said lien shall survive the expiration of the term of this lease. The option given in this paragraph is for the sole protection of Tenant, and its existence shall not release Landlord from the obligation to perform any of the covenants, agreements or obligations herein provided to be performed or carried out by Landlord, or deprive Tenant of any legal rights which it may have by reason of any such default by Landlord.

OLD
MATERIALS

32. 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, and in performing any covenants, agreements or obligations to be performed or carried out by the Landlord under the terms and conditions of this lease which Landlord may fail to perform and which