

The Landlord further covenants and agrees that if there shall be any rebates on account of any tax, levy or assessment paid by the Tenant under the provisions of this lease, such rebates shall belong to the Tenant, and the Landlord will, upon request of the Tenant, sign any receipts which may be necessary to secure the payment of any such rebate, and will pay over to the Tenant such rebates received by the Landlord.

ALTERATIONS. That Tenant shall have the right and privilege at all times during the continuance of this lease to demolish existing buildings or to make, at its own expense, such changes, improvements, alterations or additions to the demised premises as Tenant may desire. Landlord agrees without expense to Landlord to cooperate with Tenant in securing such building or other permits as may be necessary to accomplish any of the work under the provisions of the paragraph of this lease entitled "Delivery of Premises", and in connection with any new building which Tenant may at any future date construct upon the leased premises.

SIGNS. That Tenant shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building of which the herein demised premises are a part of the whole, or at any angle thereto, at or on either the front, back, roof or sides of such building, provided said signs comply with City Ordinances.

CONDEMNATION. That if the demised premises or more than ten (10%) percent thereof shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, Tenant shall have the option of terminating this lease, in which case any unearned rent, taxes, assessments, water rates or other charges paid in advance shall be refunded to the Tenant. In the event that 10% or less of the premises shall be taken in any such condemnation or other proceeding, or in the event Tenant shall not exercise its option to terminate the lease because of a taking of more than 10% in any such condemnation, then the rent shall be reduced in the same proportion that the demised premises is reduced by such condemnation or other proceeding. In any such proceeding whereby all or a part of said premises are

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