

the Lessee shall not, without the prior written consent of the Lessor alter the front or the architectural design of the demised premises or make any structural alterations to the demised premises, or make any repairs, improvements, changes, or alterations which might result in excessive use or overload of the mechanical facilities such as plumbing, heating, electrical wiring and equipment and air conditioning. The Lessee, at its own expense, shall have the right at any time to remove all or any part of any heating and air conditioning equipment, shelving, furniture, fixtures and other equipment of any and every nature whatsoever, installed or brought by it on the demised premises, whether or not attached to the demised premises. Lessee shall not be required to restore any changes resulting from alterations or additions but shall repair any damage resulting from removal of any alterations or additions or property of Lessee.

(b) The Lessee, at any time prior to the beginning of the term of this lease, may install in the demised premises its fixtures and equipment and receive and store therein its merchandise and other property at its own risk, free from rent, provided the same does not interfere with the work being done in or to the demised premises by the Lessor.

(c) If the said building on the leased premises shall be damaged by fire or other casualty to the extent not exceeding eighty per cent (80%) of the value thereof, the Lessor shall promptly restore and repair the same, and the rents herein provided for or a proportionate part thereof, in the event the building is suitable for partial occupancy, shall be abated until said building has been restored. If during the term of this lease the building thereon shall be totally destroyed or damaged to an extent exceeding eighty per cent (80%) of the value thereof, the rent provided herein shall be abated until said building shall have been restored by the Lessor, however, provided that in such event either party, at its option, may terminate this lease by giving the other party written notice of termination.

(d) In case of bankruptcy or any insolvency proceedings against the Lessee, this lease shall not be deemed an asset that can be passed to creditors or their representatives and that the Lessor shall have the right within ten (10) days after the Lessee shall have been adjudicated a bankrupt or placed in the hands of a receiver or appointed a trustee, or made an assignment for the benefit of creditors to terminate this lease by written notice to the Lessee or the receiver or trustee of Lessee's business.

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