

6. ACTION OF PUBLIC AUTHORITIES:

In the event that any exercise of the power of eminent domain by any governmental authority, Federal, State, County or Municipal, or by any other party vested by law with such power shall at any time prevent the full use and enjoyment of the leased premises by Lessee for the purposes set forth in paragraph 1, Lessee shall have the right thereupon to terminate this lease. In the event of any such action both Lessor and Lessee shall have the right to claim, recover, and retain from the governmental authority or other party taking such action the damages suffered by them respectively as a result of such action.

7. IMPROVEMENTS BY LESSEE:

Lessee shall have the right to make such alterations, additions, or improvements in or to the leased premises as it shall consider necessary or desirable for the conduct of its business, provided that all such work shall be done in a good and workmanlike manner, that the structural integrity of any building shall not be impaired, and that no liens shall attach to the leased premises by reason thereof. Upon the termination of this lease such alterations, additions, or improvements shall become the property of Lessor.

8. FIXTURES AND SIGNS:

(a) Lessee shall have the right to install in or place on the leased premises such fixtures, machines, tools, or other equipment (including but not limited to trade fixtures, lighting fixtures, water coolers, and air conditioning equipment) as it may choose. Such fixtures, machines, tools, or other equipment shall at all times remain the personal property of Lessee regardless of the manner or degree of attachment thereof to the premises and may be removed at any time by Lessee whether at the termination of this lease or otherwise; provided, however, that Lessee shall make reasonable restoration

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