

and/or the acceptance of such performance shall not constitute or be construed as a waiver or relinquishment of lessor's right thereafter to enforce the same.

10. The air conditioning equipment and ducts, the power piping, the plant lighting fixtures, the power groove lighting and duct, and the electrical piping to the equipment are the property of the lessor. At the lease term, upon the termination of this lease, or upon the expiration of any extension or renewal thereof or of any subsequent lease, remove said items. Lessee shall have the right to make such installations, alterations and changes in the premises occupied by it as it considers necessary for its purposes, from time to time, at its own cost and expense, provided that all such alterations will not substantially injure the building, and will not be a third-class work like manner. All machinery, equipment, fixtures and labor not installed during this lease, or upon termination or renewal thereof, remains the property of the lessor. At any time while this lease is in force, or during any extension or subsequent lease, remove the same from the premises. Lessee shall promptly repair any damage to the premises caused by such installation or removal, and said premises shall be delivered by Lessee to lessor at the expiration of this lease or any renewal or extension or subsequent lease in as good condition as the premises are, reasonable wear and tear, fire or other casualty occurring with or without the lessee's negligence, and damage by the elements excepted.

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