

extent permitted by law, have (in addition to all other rights) a lien on all Lessee's Equipment on the Leased Property as security for all rent, including additional rent due and payable under this Lease, and (b) any Lessee's Equipment not removed by Lessee at his expense within 30 days after any termination of this Lease shall be considered abandoned by Lessee and may be appropriated, sold, destroyed or otherwise disposed of by Lessor without notice to Lessee and without obligation to account therefor, and Lessee will pay Lessor upon demand all costs and expenses incurred by Lessor in removing, storing or disposing of the same. Lessee will immediately repair at his expense all damage to the Leased Property caused by any removal of Lessee's Equipment therefrom, whether effected by Lessee or Lessor. Lessor shall not be responsible for any loss of or damage to Lessee's Equipment.

8. Alterations and Additions. Lessee may make, at his expense, reasonable alterations of and additions to the Leased Building, provided that in all cases (including alterations or additions involved in any repair pursuant to sections 7, 13, 23 or 27) the alteration or addition (a) does not change the general character of the Leased Building or adversely affect its fair market value, (b) is effected with due diligence, in a good and workmanlike manner and in compliance with all Legal Requirements and Insurance Requirements, (c) is promptly and fully paid for by Lessee, and (d) is made, in case the estimated cost exceeds \$25,000, under the supervision of an architect or engineer satisfactory to Lessor and in accordance with detailed plans and specifications and cost estimates approved by Lessor, and after Lessee shall have furnished to Lessor, if requested, a performance bond, or other security, satisfactory to Lessor.

9. Improvements, etc., Property of Lessor. All buildings, structures, improvements, fixtures, machinery, apparatus, equipment, changes, alterations, repairs, replacements, renewals, additions, betterments, restoration and rebuilding erected, made or installed by Lessee in or upon or in connection with the Leased Property (other than Lessee's Equipment) shall immediately be and become the property of Lessor and shall thereafter constitute part of the Leased Property.

10. Impositions. Subject to section 18 relating to contests, Lessee will pay all Impositions before any interest, penalty, fine or cost may be added for non-payment, provided that (a) if, by law, any Imposition may at the option of the taxpayer be paid in installments, Lessee may exercise such option, and, in such event, Lessee shall give Lessor prompt written notice of such exercise and shall pay all such installments (and interest, if any) becoming due during the term of this Lease as the same respectively become due and before any further interest or any penalty, fine or cost may be added thereto; and (b) any Imposition relating to a fiscal period of the taxing authority, a part of which is included within the term of this Lease and a part of which extends beyond such term, shall, if

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