

ment, LANDLORD may obtain such insurance and keep the same in effect, and TENANT shall pay the LANDLORD the premium cost thereof upon demand as additional rent.

DAMAGE

7. Should the building constructed on the premises herein demised be wholly or partially destroyed by fire or other casualty, the TENANT will, with all due diligence, at its own expense, repair or restore the same so that thereafter the property shall be substantially in its same original condition.

MAINTENANCE AND REPAIRS

8. TENANT shall maintain, keep and repair, at its expense, any buildings erected by it upon the Demised Premises.

FIXTURES AND ALTERATIONS

9. TENANT, at its own expense, may from time to time during the term of this lease or any extensions thereof, make any interior alterations, additions and improvements in and to the improvements constructed by it upon the Demised Premises which it deems necessary or desirable so long as such alterations or additions in no way diminish the aesthetic effect of the LANDLORD'S shopping center complex. All permanent structural improvements shall belong to the LANDLORD and become a part of the premises upon the termination or expiration of this lease.

At the end of the term of this lease, the TENANT shall have the right to remove any equipment, counters, shelves, trade fixtures and other items of personal property which it has installed in the improvements during the term of this lease or any extensions thereof. It being understood and agreed between the parties that the same shall, at all times, remain the property of the TENANT. In the course of removing the said items as hereinabove enumerated, the TENANT shall repair or reimburse LANDLORD of the costs of repairing any damage to said improvements resulting from the installation or removal of such items.

Landlord _____

Tenant _____

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