

Lessee agrees to hold the Lessor free and harmless from any liability for labor or materials supplied for such work and shall keep the premises free from mechanics liens of any kind by removing or bonding any lien filed, within thirty (30) days from receipt of the notice of the filing thereof.

B. If Lessee shall desire to remove or replace any of the machinery and equipment listed on Schedule B, then Lessee shall promptly notify Lessor of such desire, and Lessee will, upon instructions from Lessor, either deliver to Lessee such item of machinery or equipment to be removed or replaced, or shall sell such item of machinery or equipment for the account of Lessor pursuant to Lessor's instructions.

C. Any and all alterations, renovations, improvements, additions and changes to the demised premises and/or the machinery and equipment ^{as detailed on Exhibit B} made by the Lessee during the term of this lease or any renewal thereof shall become the property of the Lessor without payment therefor by the Lessor, and shall be subject in all respect to the terms and conditions of this lease, including the right of Lessor to require restoration and removal under Paragraph B of Article XV.

VII. DEFAULTS AND REMEDIES

A. The happening of any one or more of the following events shall constitute an event of default hereunder:

(1) Nonpayment when due of any rental provided to be paid under this lease after an installment thereof becomes due and payable and such nonpayment continues for a period of ten (10) days after written notice to Lessee.

(2) Nonobservance or nonperformance of any of the other covenants, agreements, conditions or undertakings herein contained to be kept, observed and performed by Lessee and the continuation of such nonperformance and nonobservance for a period of ~~fifteen (15)~~ **THIRTY (30)** days after written notice from Lessor specifying the existence and nature thereof; provided, however, that if