

building covered by this lease, including the installation of a plate glass show window in the rear of said building; cutting and opening and installing steps in the partition wall; install three display platforms; patch and level concrete floor in rear; change radiators in front for display platform; build ladies restroom and plumbing in rear; plaster patching in opening and in the office; carpet or sand the second floor of said building and clean the concrete floor; house or close in the motor of the elevator, situate on the second floor; place two coats of paint on the entire interior of said building.

IT IS FURTHER UNDERSTOOD that the Lessee is placing in said building such electrical or light fixtures as it may desire in connection with its occupancy of said premises, which fixtures the Lessee shall have the right to remove upon termination of this lease; likewise, the Lessee is making such improvements as it may desire in connection with the office in said building and upon termination of said lease, shall have the right to remove said office.

Except as hereinabove provided, the Lessee shall not make any changes to the present structure of said building without the written consent of the Lessor.

IT IS UNDERSTOOD AND AGREED that the Lessee shall have the right to attach to said building such neon or other display signs as it may desire but shall be responsible for any injury or damage that the public or any member thereof may sustain by reason of the suspension of said signs.

IT IS FURTHER UNDERSTOOD AND AGREED that the Lessee will make good all breakage or damage to said building occasioned by its occupancy of the same.

IT IS FURTHER AGREED that the Lessee herein will indemnify and save the Lessor harmless from any claims, demands, suits or judgments by reason of or in connection with any injury or damage