

5. All leasehold improvements (including partitioning of the portion of building No. 1 being leased) shall be at the Tenant's expense and Tenant, upon any termination of this lease, shall be entitled to remove any of the leasehold improvements installed provided such removal shall not cause physical damage to the condition of the building. The right to remove leasehold improvements shall include but not be limited to the boiler, all lighting and electrical fixtures, steam lines, auxiliary fire equipment, partitions, plumbing, exhaust fans, and any heating or air conditioning equipment.
6. The Landlord will improve the parking area on the premises to provide for suitable employee parking at or prior to the commencement of the lease term.
7. The Tenant shall have the right upon giving at least 60 days notice to sub-lease additional portions of the aforesaid buildings Nos. 1-2 at a rental of 7¢ per square foot per month, any such additional portion required by the Tenant to be leased for the remainder of the term hereinabove provided, plus any extension of such term.
8. The Tenant shall be entitled to use the office furniture presently in the office leased herein.
9. The Tenant shall have access to the leased premises to install any leasehold improvements necessary before occupancy and if any machinery or equipment ordered by the Tenant should arrive prior to April 1, 1973 the Tenant may, for convenience, have the same delivered directly to the leased premises.
10. This lease shall be extended from year to year on the same terms and conditions for 3 additional years beyond the primary term of one year provided, however, the Tenant may at any time following the primary term cancel the same upon six months written notice to the Landlord.

