

4. Lessor and Lessee further mutually agree:

a. Lessee shall have the right to assign or underlet the premises hereby leased, without Lessor's prior written consent. Any assignment or subletting hereunder shall not release Lessee of Lessee's obligations under this lease.

b. The Lessee may at its own expense, from time to time during the term of this lease, make such alterations, additions and changes, structural or otherwise, in and to the demised premises as it finds necessary or convenient to its purposes, it being understood and agreed that any alteration, addition or change shall be made in a good and workmanlike manner and in compliance with all applicable permits and authorizations and building and zoning laws and with all other laws and ordinances. The Lessee agrees to remove all mechanics' liens, arising out of such alterations within twenty (20) days. At the end expiration or other termination of the term hereby granted, the Lessee will deliver up the demised premises in as good order and condition as they were at the commencement of said term, reasonable wear and tear and damage by elements excepted. The Lessee may remove any fixtures installed by or at its expense and all other erections, additions and/or improvements made to, in or on the demised premises by and at the expense of the Lessee and susceptible of being removed from the demised premises without substantial injury thereto provided the Lessee shall repair all damages resulting from such removal. All fixtures, erections and/or improvements not so removed shall, upon the termination hereof, become the property of the Lessor.

c. Whenever in this lease it is provided that notice shall or may be given to or served upon either of the parties by the other and whenever either of the parties shall desire to give to

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