

which are on or constitute a part of the leased premises without first obtaining the written consent of the Lessors (such approval not to be unreasonably withheld). Written consent by the agent designated to receive the rent as set forth in Article 3, subdivision (f) hereof, shall be binding upon the Lessors.

- (b) No demolition, new construction, change or alteration shall be undertaken until the Lessee shall have procured and paid for, so far as the same may be required from time to time, all permits and authorizations of all municipal departments and governmental subdivisions having jurisdiction. The Lessors shall join in the application for such permits or authorizations whenever such action is necessary.
- (c) Any new construction, structural change or alteration involving an estimated cost of more than \$100,000.00 shall be made in accordance with detailed plans and specifications and cost estimates prepared and approved in writing by a licensed architect and/or engineer.
- (d) Any new construction or structural change or authorization shall be made in a good and workmanlike manner and in compliance with all acceptable permits and authorizations and building and zoning laws and with all other laws, ordinances, orders, rules, regulations and requirements of all federal, state and municipal governments, departments, commissions, boards and officers, any national or local Board of Fire Underwriters, or any other body hereafter exercising functions similar to those of any of the foregoing.
- (e) The cost of any such new construction, structural change or alteration shall be paid in cash or its equivalent so that the leased premises shall at all times be free of liens for labor and materials, supplied or claimed to have been supplied, to the leased premises.