

CONTINUED
POSSESSION
OF TENANT

20. That if Tenant continues to occupy the demised premises after the last day of all extensions of the term hereof, or after the last day of the original term hereof if this lease is not extended, and Landlord elects to accept rent thereafter, a monthly tenancy terminable by either party on not less than one (1) month's notice shall be created, which shall be upon the same terms and conditions, including rental, as those herein specified, it being agreed, however, that Tenant will vacate the demised premises at the end of all extensions of the term hereof, or at the end of the original term hereof if this lease is not extended, in the event that Landlord notifies Tenant in writing to do so.

FIXTURES

21. That Tenant may, on the termination of this lease or at any time during the continuance thereof, remove from said premises all shelving, fixtures and other equipment (which equipment shall include but shall not be limited to lighting fixtures, oil burners, coal stokers, electric fans, portable cooling units, etc.) which Tenant may have installed at its own expense in said premises or otherwise acquired. Tenant agrees to repair any damage that may be done to the demised premises resulting from the removal of said fixtures and equipment.