

ALTERATIONS

Tenant elects to perform.

33. That Tenant shall have the right and privilege at all times during the continuance of this lease to make, at its own expense, such changes, improvements, alterations and additions to the demised premises as Tenant may desire. Any changes, improvements, alterations and additions made by Tenant shall immediately become the property of the Landlord and shall be considered as a part of the herein demised premises. Subject to the rights of adjoining owners, Tenant may remove any party or other wall between the demised premises and any adjoining premises, provided, however, that Tenant shall, at the expiration of this lease, at Tenant's own expense, on written request from Landlord made on or before sixty (60) days before the termination of the term hereof, replace any wall so removed to as nearly as practicable the condition it was in before such removal. So far as the Landlord has power to grant the right, Tenant may extend any basement in the demised premises now existing or hereafter constructed so as to use the space beneath the sidewalks abutting on the demised premises. Landlord agrees to cooperate with Tenant in securing such building or other permits as may be necessary to accomplish any of the work under the provisions of this paragraph entitled "Alterations".