

that said work shall, among other things include the removal of any partition or dividing wall separating said space from the demised premises; the extension into such space of all air conditioning, heating and sprinkler systems; the extension of all utilities such as electric wiring, water, and any other then existing services to said space; and such other details, appurtenances, building fixtures and equipment as Tenant may require. Landlord further agrees that said work shall be performed and completed in accordance with final working plans and specifications approved by Tenant, which shall be prepared in the same manner, and be subject to change by Tenant to the same extent, as those provided for in clause 4 of this lease, and that said work shall conform to Tenant's requirements in all detail with the same force and effect as if Tenant were preparing the final working plans and specifications therefor not requiring the approval of Landlord. The Landlord further agrees that said space and all changes, alterations, improvements, and repairs provided for in this clause hereof shall, when completed, conform with all laws, ordinances, rules and regulations of all duly constituted authorities and shall be in a condition suitable for Tenant's use as hereinabove provided, and shall immediately become a part of the demised premises and be held and enjoyed by Tenant upon and subject to all the terms, covenants and conditions of this lease.