

## IX.

During the term of this lease, the Lessee shall pay all real estate and ad valorem taxes and assessments, and all other public charges of every kind and nature whatsoever, and shall keep and maintain in good repair the building, yards and grounds, including, but not limited to, the plumbing, wiring, heating and paving; and the Lessor and/or its agents or employees shall have the right to enter upon the premises and building for the purpose of making all necessary inspections and directing repairs; and the Lessee shall likewise provide and pay for all heating, lights, water, gas and other utilities which may be used in and upon the premises. Provided further, the Lessee may, at its own cost and expense, and without cost or obligation to the Lessor, make any reasonable changes and alterations to the interior of the building which the Lessee may deem advisable for its proper use and enjoyment, but all such alterations and/or permanent improvements, if any, shall immediately become the property of the Lessor and upon the termination of this lease may not be removed from the building. However, the Lessee agrees that except with the written consent of the Lessor and/or its assigns, it will make no structural alterations to the building or buildings now or hereafter erected upon the demised premises nor make any alterations which would change the character, weaken or impair the structural integrity or lessen the value thereof.

## X.

Notwithstanding the preceding paragraph, the Lessee may install and/or maintain in said building and on said premises all such trade fixtures and appliances as the Lessee may deem advisable for the proper use and enjoyment of said premises during the term of this lease, and upon the termination of said lease, such trade fixtures and appliances, if any, may be removed from said premises, but any damage which may be done to the walls, floors or any other portion of said building resulting from such removal shall be repaired and/or replaced at the cost and expense of the Lessee.