

same or the validity thereof by appropriate proceedings, in the name of the Landlord if necessary, and pending any such proceedings the Landlord shall not have the right to pay, remove or discharge any such tax, levy or assessment thereby contested, and such delay of the Tenant in paying the same until final determination of such disputed matter shall not be deemed a default in the conditions of this lease, but if such delay exposes said property to sale for such non-payment, the Landlord shall have the right, at Landlord's election, to pay any such tax, levy, or assessment, and the Tenant shall immediately after proof of such payment shall have been submitted to him by the Landlord, and upon demand therefor, pay to the Landlord the amount of any such payment so made by the Landlord.

The Landlord further covenants and agrees that if there shall be any rebates on account of any tax, levy or assessment paid by the Tenant under the provisions of this lease, such rebates shall belong to the Tenant, and the Landlord will, upon request of the Tenant, sign any receipts which may be necessary to secure the payment of any such rebate, and will pay over to the Tenant such rebates received by the Landlord.

OLD MATERIALS. That Tenant may convert to Tenant's own use all old materials removed by Tenant in making alterations, changes, improvements and additions to the demised premises.

ALTERATIONS. That Tenant shall have the right and privilege at all times during the continuance of this lease to make, at his own expense, such changes, improvements, alterations, additions and additional stories 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. Landlord agrees without expense to Landlord 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 the paragraph of this lease entitled "Delivery of Premises"; "New Building" and "Repairs."