

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 its 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. Subject to the rights of adjoining owners, Tenant may remove any party or other wall between the demised premises and any adjoining premises. 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 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."

SIGNS. That Tenant shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building of which the herein demised premises are a part or the whole, or at any angle thereto, at or on either the front, back, roof or sides of such building, provided said signs comply with City Ordinances.

CONDEMNATION. That if the demised premises or more than ten (10%) percent thereof shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, Tenant shall have the option of terminating this lease, in which case any unearned rent, taxes, assessments, water rates or other charges paid in advance shall be refunded to the Tenant. In any such proceeding whereby all or a part of said premises are taken, each party shall be free to make claim against the condemning party for