

VII. ALTERATIONS

Lessee may make such non-structural alterations to the demised warehouse as will in Lessee's judgment be conducive to proper operations, but shall do so in a careful and prudent manner. Structural alterations may be made by Lessee with the written consent of Lessor and Lessor agrees not to unreasonably withhold his consent thereto. Lessor agrees in advance that Lessee may alter the warehouse building on the demised premises by constructing offices, office partitions, and walk-in refrigeration coolers therein.

VIII. SIGNS

Lessee shall have the right to install, operate, and remove, at its own cost and expense, its exterior signs.

IX. EQUIPMENT REMOVAL

At any time during or within thirty (30) days after the termination of the original or any extended term hereunder, the Lessee at its expense may remove anything installed in or constructed upon the premises by Lessee, whether or not the same may be deemed to be a real estate fixture; provided that, Lessee shall promptly repair any damage done to the premises in the course thereof. Notwithstanding anything said heretofore, Lessee agrees not to remove the floor covering or ceilings or the office partitions in the demised warehouse.

X. PUBLIC LIABILITY AND WORKMEN'S COMPENSATION INSURANCE

Lessee shall indemnify and save Lessor harmless from any and all liability, damage, expense, suits, claims, or judgments for injury to persons or property on the demised premises arising from the negligence of Lessee, its agents or employees. The

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