

RIGHT TO MAKE ALTERATIONS

6. Lessee may make, or permit any sublease to make alterations, additions and improvements to the demised premises from time to time at all times during the term of this lease or any extension or renewal thereof. However, Lessee at its option has the right to remove the distinctive features of the building within any time thirty (30) days prior to the termination of this lease, including such distinctive features as arches and red tile. However, if any such distinctive features are removed, the Lessee is hereby obligated to restore the building to a sound and usable condition, reasonable wear and tear excepted, and Lessee also has the option during the thirty (30) days prior to the termination of this lease to remove the sign and any trade fixtures from the building which it may desire. However, building must again be restored to a sound and usable condition after such removal, reasonable wear and tear excepted. However, any alterations, additions and improvements made during the last five (5) years of the original term of this lease, or during the extension of the term, by the Lessee may be made only with the written consent and at the joint direction of the Lessee and Lessor.

Lessee Lessor 

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