

to install, attach, affix or otherwise place in or upon the premises any and all machinery, trade fixtures, furnishings and equipment deemed by it to be necessary for its proper use of the premises and on the condition that the rent is not then in default LESSEE shall have the unqualified and unrestricted right to remove any or all of said machinery, trade fixtures, furnishings and equipment at any time and from time to time during the term of or upon termination of this lease or any renewal thereof, whether or not the same shall be deemed to be affixed to the realty; provided, however, that LESSEE shall without cost to LESSOR, restore said premises to the same condition in which they were prior to the installation, attachment or placement of said machinery, trade fixtures, furnishings and equipment, ordinary wear and tear and damage by fire and Act of God excepted.

Rental of
Adjacent
Premises

7. LESSOR shall not use or suffer adjacent premises to be used for any activity productive of unusual or offensive noise, vibration or odors or any other nuisance activities, including but not limited to, the warehousing or retail of alcoholic beverages or the conduct of gambling activities.

Signs

8. LESSEE may erect and maintain such signs as it may desire in connection with its business on the exterior walls of any building which is a part of the premises, if LESSEE complies with all required local ordinances or regulations pertaining thereto; provided, however, that LESSEE shall have LESSOR harmless from all loss, cost, liability or expense of any kind or nature arising out of the erection or maintenance of any such sign, and shall repair any injury to the exterior walls caused by the erection, removal, or maintenance of any such signs and upon termination