

herein named is occupying the leased premises as tenant at such time; but this privilege is personal to the Lessee herein named and may not be exercised by any assignee or sub-lessee of the Lessee;

- (b) To assign this lease or to sub-lease the premises for the remainder of the initial five-year term or the remainder of the extended five-year term if the privilege to extend the term has been properly exercised in accordance with paragraph 2 and paragraph (a) above;
- (c) To grade and place stone upon any portion of the premises beyond one hundred (100) feet of the terminal building;
- (d) To construct additional buildings on the premises and to remove the same;
- (e) To decorate the office in the terminal building by painting, repairing or renewing floors, removing or adding walls as desired, and other items within the discretion of the Lessee;
- (f) To replace and remove the present warehouse lighting fixtures with fluorescent lighting fixtures if and when desired by the Lessee.

7. TAXES AND OTHER CHARGES: The Lessor shall

(Continued on next page)