

any reason, whether or not beyond the Lessor's control, the Lessor shall fail to give possession of the demised premises to the Lessee within ninety (90) days of the date mentioned herein as the beginning of the term, the Lessee may terminate this lease, and thereupon all rights and obligations hereunder shall end with the same force and effect as if this lease had not been entered into.

3. Use. The Lessee shall be entitled to use the demised premises for any lawful business purpose including (without limiting the generality of the foregoing) the manufacture, storage, shipping and receiving, assembly and sale of pre-stressing material.

4. Fixtures. The Lessee may, at its own expense, install equipment, fixtures and signs in and on the demised premises and make any alterations, additions or improvements in and to the demised premises, provided all such work is done in a proper manner and without impairing the structural integrity of the demised premises. All equipment, fixtures and signs and all partitions installed in the demised premises by the Lessee shall remain the property of the Lessee, may be removed by it at any time prior to the end of the term, and will be so removed by it at the end of the term, upon the Lessor's demand in writing, provided always that the Lessee shall make good any damage caused by such removal.

5. Maintenance and Repair. Except as provided below the Lessee shall take good care of the demised premises and the equipment and fixtures therein and make such repairs as are needed to preserve the demised premises in good working order and condition, and at the end of the term shall surrender the demised premises broom clean, in good order and condition, ordinary wear excepted. The Lessee is not required to repair or replace any damage or destruction caused by the elements, fire, any latent defect in the demised premises, or any other cause beyond the control of the Lessee. Further, the Lessee shall be under no obligation to make any structural repairs except