

to such prior written consent, Tenant, at its own expense, may from time to time during the term of this lease or any extension hereof make any alterations and improvements in and to the demised premises which it may deem necessary or desirable and which do not adversely affect the structural integrity of said premises. All such alterations and improvements shall be made in good and workmanlike manner and in accordance with all valid requirements of municipal or other governmental authorities, but Tenant shall not permit any liens or claims to be filed against the demised premises by reason of any such alterations or improvements. All alterations or improvements made by Tenant shall belong to Landlord and become a part of the premises upon the termination or expirations of this lease.

8. Landlord shall have the right to enter upon the demised premises in person, or by and through its agents, at all reasonable hours for the purpose of inspecting the same, preventing waste and making such repairs to the demised premises as Landlord may desire; however, this clause shall not in any event be deemed to require Landlord to make any repairs.

9. Tenant covenants that Landlord shall not be liable to Tenant for any damages or injuries to the property of the Tenant or to the persons or property of employees or any other persons, occasioned by or due to alleged or real de-

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