

hazard or obstruction, which would interfere with Lessor's or Lessee's use of the adjoining premises in the conduct of their businesses.

8. Alterations and Improvements: Lessee shall not make any alterations, improvements, additions or changes to the demised premises, structural or otherwise, during the primary term of this lease or any extension hereof, without obtaining the prior written consent of Lessor. Any proposed changes to the demised premises must first be submitted to Lessor for its written approval, which approval shall not be unreasonably withheld. Any alterations, improvements, additions or changes made to the demised premises by or for the Lessee under the terms of this paragraph shall be made at Lessee's cost and expense, shall attach to the realty and shall become the property of Lessor at and upon termination of this lease.

Lessor hereby approves of all changes and modifications made by the Lessee prior to the signing of the within lease.

Lessor hereby approves the construction of a wall within the warehouse which will divide the warehouse area into a section of approximately 60,000 square feet and a section of approximately 40,000 square feet.

9. Removal of Trade Fixtures and Equipment: Lessee shall have the right to install in or upon the demised premises such trade fixtures and equipment as may be reasonably necessary for the conduct of its business, and all trade fixtures and equipment so placed in or upon the demised premises at the expense of the Lessee (whether or not readily removable) shall remain the property of the Lessee, and all or any part thereof may be removed by Lessee, but Lessee shall be under no obligation to remove same and may, at its option, surrender all or any part thereof with the leased premises. In the event such removal shall cause damage or disfigurement to the walls, ceilings or floors of the demised premises, the cost of repairing the same shall be born by the Lessee.

10. Surrender of Leased Premises: Upon the expiration of this lease, Lessee shall surrender the demised premises to Lessor in as good order and condition as at the commencement of the term,