

SECTION FOUR

ALTERATIONS, ADDITIONS, AND IMPROVEMENTS

a. Subject to the limitation that no substantial portion of the building on the demised premises shall be demolished or removed by lessee without the prior written consent of lessor, and, if necessary, of any mortgage lessee may at any time during the lease term, subject to the conditions set forth below and at his own expense, make any alterations, additions, or improvements in and to the demised premises and the building. Alterations shall be performed in a workmanlike manner and shall not weaken or impair the structural strength, or lessen the value, of the building or the premises, or change the purposes for which the building, or any part thereof, may be used.

b. Conditions with respect to alterations, additions, or improvements are as follows:

(1) Before commencement of any work all plans and specifications shall be filed with and approved by all governmental departments or authorities having jurisdiction and any public utility company having an interest therein, and all work shall be done in accordance with requirements of local regulations. The plans and specifications for any alterations estimated to cost Three Hundred Dollars (\$300.00), or more shall be submitted to lessor for written approval prior to commencing work.

(2) Prior to commencement of any work lessee shall pay the amount of any increase in premiums on insurance policies provided for herein because of endorsements to be made covering the risk during the course of work. In addition, if the estimated cost of work shall exceed Three Hundred Dollars (\$300.00) lessee shall, without cost to lessor, furnish lessor with a performance bond written by a surety acceptable to lessor in an amount equal to the estimated cost of the work, guaranteeing the completion of work, free and clear of liens, encumbrances, and security interests, according to the approved plans and specifications.

c. All alterations, additions, and improvements on or in the demised premises at the commencement of the term, and that may be erected or installed during the term, shall become part of the demised premises and the sole property of lessor, except that all moveable trade fixtures installed by lessee shall be and remain the property of lessee. Lessee shall have the right to remove night depository unit and safe from premises. The heating and air conditioning units shall be considered a part of the building and shall not be removed at the termination of this lease by the lessor.

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