

It is agreed that lessee may make such additions, alterations, replacements, and improvements upon the buildings and equipment on said premises as to it shall seem best for the conduct of its business, or for the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, and without obligation upon the lessor.

It is agreed that any and all equipment or trade fixtures installed or located upon the leased premises by lessee at any time shall be considered the personal property of lessee and may, at any time, be exchanged, removed, or sold by lessee without restriction; and the Lessee may enter upon said premises at any time prior to or within ten days (10) after the expiration of this lease or extension thereof for the purpose of removing any or all of its property or fixtures located on said premises.

DELETED BY MUTUAL CONSENT

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Should lessor receive a bonafide acceptable offer for the sale of said premises, said offer shall first be communicated to lessee, with an option to buy said premises at the price offered, and lessee shall have thirty (30) days after receipt of said notice in which to decide whether or not it desires to buy said premises at the price offered. Should lessee elect to purchase said premises, written notice of such decision shall be given to lessor prior to the expiration of said

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