

such machinery and equipment shall be sold or otherwise disposed of as Lessor may direct in writing, with all proceeds to go to Lessor, but such sale or other disposition shall be at Lessor's expense provided that Lessee shall dismantle and assemble such machinery or equipment at the loading dock of the premises at Lessee's expense.

5) not to make any structural alterations or additions to the demised premises without first obtaining in each instance the written consent of Lessor, which consent shall not be unreasonably withheld;

6) at the expiration or termination of the term, to peaceably yield up to the Lessor the demised premises and the machinery and equipment leased hereunder, all locks and keys, and all erections, additions, made to or upon the same, clean and in as good condition as they were in at the inception of the term or may be put in during the term, damage by fire or other insured against casualty and reasonable wear and tear only excepted;

7) not to make, allow or suffer any use of the demised premises or any occupation thereof in violation of any law or governmental statute, by-law or ordinance in force at any time during the term hereof; provided that use as a bakery substantially as at present is allowed under existing zoning laws. Lessee shall not use the premises for any other purpose without Lessor's written consent not to be unreasonably withheld;

8) at any time within one (1) year next preceding the expiration of the term (if Lessee has not exercised its option hereunder) to permit notices for letting or selling to be affixed to an appropriate part of the demised premises and remain thereon without hindrance or molestation;

9) Lessee shall not erect any signs on the premises without first obtaining the written consent of the Lessor, not to be unreasonably withheld, and in the event such written consent is obtained, Lessee agrees to install said signs in accordance with any governmental regulations applicable thereto, and to maintain the same in a good state of repair, and to save Lessor harmless from any loss, cost or damage as the result of the