

ALTERATIONS
BY TENANT

Article 12. TENANT, at its own expense, shall have the right to make such repairs, improvements, changes and alterations in and to the demised premises as it shall deem necessary or desirable in its use and occupancy of the demised premises; provided, however, that the TENANT shall not without the prior written consent of the LANDLORD alter the store front or the architectural design of the premises or make any structural alterations which might result in excessive use or overload the mechanical facilities, such as plumbing, heating, electrical wiring and air conditioning. The TENANT, at its own expense, shall have the right at any time to remove all or any part of any shelving, fixtures and other equipment of any and every nature whatsoever, installed or brought by it onto the demised premises, whether or not attached to the demised premises; but the TENANT, at its own expense, shall repair any and all damage to the demised premises occasioned by the removal of such items.

SIGNED

Article 13. The TENANT agrees that all signs to be erected or to be placed on the exterior of the demised premises by the TENANT shall be subject to the approval of the LANDLORD and the LANDLORD agrees not to unreasonably withhold its approval so long as said sign is in general conformity as to size and location, with other signs on the buildings located on the entire premises.

OF

Article 14. The TENANT shall not allow its officers, agents, employees, or invitees to go upon the roof of the demised premises except for maintenance of equipment. TENANT will save the LANDLORD harmless from any and all damage to the roof of the demised premises that may be occasioned by the entry upon the roof of the demised premises by TENANT'S officers, agents, employees or invitees. It is expressly understood by TENANT that the entry of any person upon the roof or the placing of any object upon the roof of the demised premises may result in costly repairs thereto, and TENANT hereby agrees to pay for said repairs that may be occasioned by the entry of any person or the placing of any object upon the roof of the demised premises.