

23. TENANT ALTERATIONS AND IMPROVEMENTS: Tenant shall not make any alterations or improvements to the Premises without Landlord's written consent, nor shall Tenant install any fixtures at the Premises without first obtaining Landlord's written consent. Tenant shall present to Landlord plans and specifications for any such work at the time that consent is sought, to the extent such work requires plans or specifications or to the extent that Landlord otherwise determines that plans or specifications are needed for its assessment and determination. All work shall be performed by only qualified and fully licensed contractors and subcontractors. Tenant shall obtain all necessary permits with all governmental agencies having jurisdiction prior to commencing any work. Any and all improvements, betterments, and alterations shall immediately become Landlord's property subject to Tenant's use during the Term.

24. MECHANIC'S LIENS: Tenant shall promptly pay all contractors and materialmen for the cost of all construction, installations, repairs, alterations, improvements, or other work done by it to the Premises. Notwithstanding anything herein to the contrary, Landlord's interest in the Premises shall not be subject to liens for improvements for work made or done in accordance with an agreement between the Landlord and Tenant or with the consent or knowledge of the Landlord. In no event shall the Landlord be liable for or subjected to any mechanic's, materialmen's, or laborers' liens for improvements or for work made or done by Tenant. This Lease expressly prohibits the subjecting of the Landlord's interest in the Premises to any such mechanics, materialman's, laborers, contractors, or other liens for improvements or work made or done or materials acquired by Tenant, and all persons dealing with Landlord or Tenant are hereby put on notice of this provision. Tenant will advise all persons with whom it contracts to furnish designs, labor, materials, or services to the Premises of the provisions of this Section. Tenant shall indemnify Landlord against any loss or expenses actually incurred by Landlord as a result of the assertion of any such lien and to promptly pay or sufficiently bond over any such lien due and payable and to defend against any such lien. Tenant covenants and agrees to either (i) transfer any claimed or asserted lien to a bond or such other security as may be permitted by law within ten (10) days of the assertion of any such lien or claim of lien, or (ii) within ten (10) days of the assertion of such lien, provide Landlord written notice of Tenant's intent in good faith to protest such lien and evidence supporting such protest, provided, however, if Landlord determines in its reasonable discretion that such evidence is not reasonably sufficient to support Tenant's protest of the lien or that Landlord may be subject to any penalties or loss of property as a result of such protest, Landlord may require Tenant to provide a bond or other reasonable security against such lien. In the event Tenant fails to transfer such lien to bond or other security or provide notice of good faith protest within such 10-day period then, in addition to its other remedies specified in this Lease, Landlord shall have the right to discharge the lien or to transfer the lien claimed to bond or other security permitted by law and in any such event Tenant shall pay all costs so incurred by Landlord immediately upon demand being made therefor. Notwithstanding the foregoing, in no event shall the provisions of this Section 25 apply to any liens placed upon the Premises, or Landlord's interest therein, arising out of Landlord's failure to pay its debts as the same become due, or otherwise arising in connection with the negligence or willful misconduct of Landlord or any of its employees, agents or contractors.