

show said premises to any other prospective tenant at such times as may be convenient to the Lessee.

5. The Lessee shall have the right to sublet the premises or to assign this lease, or any part thereof, to any corporation which is a subsidiary of or affiliated with the Lessee without obtaining the permission or consent of the Lessors, but the Lessee shall not have the right to assign this lease or to sublet the premises to any other person, firm or corporation without first obtaining the consent of the Lessors, which consent the Lessors agree not to withhold unreasonably; provided, however, that if there is any default in the payment of the rent due hereunder, the Lessee in such event will assign to the Lessors any sub-lease made by it if the said default is not corrected within the time permitted by the terms of this lease.

6. The Lessee shall have the right at the end of the lease term, or of any renewal or extension thereof, to remove from the leased premises any and all equipment and office fixtures placed in or upon said premises by the Lessee, provided that the Lessee shall repair any damage done to the leased premises by the removal thereof. The right granted hereby to the Lessee shall include heating and air conditioning equipment installed by the Lessee.

7. The Lessee agrees hereby that all fixtures and other property of any nature, description and kind placed in, upon or about the leased premises by the Lessee, its agents, servants, employees, licensees and invitees, shall be at the sole risk of the Lessee.

8. The Lessors agree at their own cost and expense to immediately cause the following changes or improvements to be made