

15. ASSIGNMENT - Lessee shall not assign this lease or sublet the premises without the consent in writing being first obtained from the Lessor, which consent the Lessor agrees not unreasonably to withhold.

16. OPTION TO RENEW - The Lessee, at its option, may extend the term of this lease for an additional period of five (5) years by giving to the Lessor written notice of its intention to do so at least six (6) months prior to the end of the ten-year term. The extended term hereof shall be upon the same terms and conditions as herein expressed.

If Lessee exercises the above mentioned five-year option to extend, it shall also be granted another five-year option to extend beyond the fifteenth year provided Lessee gives written notice of its intention to do so at least six (6) months prior to the end of the fifteenth year. This extended term shall also be upon the same terms and conditions as herein expressed. It is specifically understood that no options to renew are extended beyond the twentieth year.

17. PARTIES AFFECTED - This agreement shall be binding upon the parties hereto, their successors and assigns.

18. AUTHORITY OF PARTIES - Lessor and Lessee warrant that each is duly authorized and empowered to execute this lease agreement by the officers signing on behalf of their respective parties.

19. NON-WAIVER - The failure of Lessor to insist upon strict and/or prompt performance of the terms, covenants and provisions of this lease or any part of them and/or the acceptance of such performance thereafter shall not constitute or be construed as a waiver or relinquishment of Lessor's right to thereafter enforce the same.

20. TAKING BY PUBLIC AUTHORITY - If during the term of this lease or any renewal term thereof, part of the useable floor area in the buildings on said property shall be taken in any proceedings by the public authorities by condemnation or otherwise, or be acquired by quasi-public purposes, then the Lessor agrees that within a period of six (6) months from the date of the effective loss of the use of said useable floor area by the Lessee, it will at its expense replace said useable floor area. Should the said Lessor fail to replace the part of useable floor area so taken within a