

6. The Lessee shall not assign this lease or sublet the demised premises without the prior written consent of the Lessor, but such consent shall not be unreasonably withheld.

7. The Lessee shall have the right to remove from the demised premises at any time during the term of this lease or any extension thereof any machinery, equipment, tools, or other property which it may have already placed or may hereafter place in the demised premises, provided that it shall repair any damage which may be caused to the demised premises by such removal. It is understood that all of said machinery, equipment, tools, or other property shall be considered "trade fixtures" and removable by the Lessee.

8. If the demised premises shall be damaged by fire or other casualty so as to render the demised premises partially unsuitable for the Lessee's occupancy or use, the Lessor shall repair the demised premises promptly, and the rent shall abate in proportion to the damage until restoration of the demised premises to the Lessee's satisfaction. If the fire or other casualty shall cause total or substantial damage so as to render the demised premises totally or substantially unsuitable for the Lessee's occupancy or use, the lease may be terminated by either party upon written notice to the other party.

9. If the Lessee shall be in default in payment of the rent for ten (10) days or shall otherwise violate any provisions herein and shall not pay said rent or correct such violation within ten (10) days after notice in writing from the Lessor, or if the Lessee shall be adjudicated bankrupt

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