

thereof, then this letting and the defaulting party's rights hereunder shall continue in full force.

(8) SUB-LEASING: Lessee reserves the privilege of sub-leasing the premises, in whole or in part, or to assign this lease except that upon such assignment or sub-leasing, lessee shall remain fully liable for the performance of all obligations under the terms and conditions of this lease.

(9) CONDEMNATION: If all or any part of the premises is condemned for public or quasi-public use, lessee may terminate this lease by giving to lessor at least thirty (30) days written notice of its intention to terminate.

(10) SURRENDER: Upon the expiration or other termination of the terms of this lease, lessee shall quit and surrender to lessor the demised premises, broom-clean, in good order and condition, ordinary wear and damage by the elements excepted. If the last day of the term of this lease, or any renewal thereof, falls on Sunday, this lease shall expire on the business day immediately following. Lessee shall remove all property of lessee as directed by lessor and failing to do so, lessor may cause all of the said property to be removed at the expense of lessee, and lessee hereby agrees to pay all costs and expenses thereby incurred. Lessee's obligations to observe or perform this covenant shall survive the expiration or other termination of the terms of this lease.

(11) ENTIRE AGREEMENT: This lease agreement contains all of the agreements and conditions made between the parties hereto and may not be modified orally or in any manner than by agreement in writing signed by both parties hereto or their respective successors in interest.

(12) BINDING UPON SUCCESSORS: All the provisions herein contained shall bind and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors and assigns.

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