

return said premises in good condition, with normal wear and tear expected. It is understood that no major alterations or renovations shall be undertaken by the Lessee without written consent of the Lessor which shall not be unreasonable withheld.

4) Lessee covenants that it will save the Lessor harmless against any loss or liability of any nature whatsoever that may be incurred in or about the demised premises during the term of this Lease.

5) Lessor shall pay all property taxes and fire insurance premiums due on said property during the term of this Lease Agreement.

6) Lessee shall have the right to sublet or assign all or any portion of the premises herein described without written consent of the Lessor. It further being understood that the premises may be used for any lawful purpose in connection with the Lessee's business, but no nuisance shall be permitted on said premises or anything done which would cause the insurance premium rates to be increased by the use of the premises by the Lessee.

7) It is further expressly understood and agreed that in the event there may be a default in the payment of the rental hereinabove reserved or breach by the Lessee of any other covenant contained herein, and such default or breach shall continue after thirty (30) days written notice of the Lessee, then in such event, it shall be lawful for the Lessor to re-enter into and upon the premises, or any part thereof, in the name of whole and thereupon, this lease shall, at the option of the Lessor, absolutely terminate; it is further covenanted and agreed between the parties hereto that any adjudication that the Lessee is bankrupt or otherwise insolvent, it shall be deemed to constitute a breach of this lease, and thereupon, ipso facto and without entry or other action by Lessor, this lease shall become terminated and notwithstanding any other provisions of this lease, Lessor shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the amount of the rent for the balance of said lease, less the fair rental

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