

VII.

UTILITIES: The Lessee will pay and be responsible during the term of this lease for payment, prior to delinquency, of all charges for water, gas, electricity, telephone, sewer and lights used upon the leased premises.

VIII.

ASSIGNMENT AND SUBLETTING: The Lessee covenants and agrees with the Lessor not to assign this lease or sublet the whole or any portion of the demised premises without first obtaining the written consent of the Lessor. In the event the Lessee should discontinue the use of the demised premises in its entirety, other than through assignment or sublease of the premises with consent of the Lessor, this lease shall terminate and the Lessor shall then be entitled to immediate possession of the premises.

IX.

INSURANCE: The Lessee agrees with the Lessor that it will carry such fire insurance as may be necessary to adequately maintain the premises against loss by fire, and that the Lessee shall be responsible for the payment of all premiums for such insurance.

X.

OPTION FOR RENEWAL: The Lessee shall have the right, privilege and option of renewing this lease at the expiration of the original term hereof for one (1) additional term of ten (10) years upon the same conditions and agreements as herein set forth, and for the same annual rental. The Lessee shall furnish sixty (60) days written notice to the Lessor of the exercise of the option to renew this lease for such additional term.

XI.

SURRENDER: The Lessee covenants and agrees with the Lessor to quietly and peaceably surrender to the Lessor the demised premises and all erections and additions made upon or to the same, other than the