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A.W.H.

3. Tenant covenants and agrees to cause its employees to park only in such places as provided and designated by Owner for employee parking. If employee parking areas are provided in the rear of the demised premises the Tenant shall cause its employees to park in such areas.

ARTICLE X
UTILITIES

Tenant covenants and agrees to pay for all public utility services rendered or furnished to the demised premises during the term hereof, including heat, water, gas, electricity, together with all taxes levied or other charges on such utilities. In no event shall Owner be liable for the quality, quantity, failure or interruption of such service to the demised premises, except and unless the same is caused by Owner, its agents or employees.

ARTICLE XI.
DAMAGE TO OR
DESTRUCTION
OF LEASED
PREMISES

In the event the building, or any substantial part thereof, shall be destroyed or become untenable by fire, earthquake, or tornado, or by Act of God, or by the elements or otherwise, then and in such event all rent paid in advance shall be apportioned as of the date of such calamity, and rent herein reserved, or a part and portion thereof, according to the nature and extent of the damage which has been sustained shall be abated until said building shall have been duly repaired and restored, which repair or restoration shall be done at Owner's expense and with all reasonable diligence. In the event said building cannot, in the opinion of Tenant, be repaired, rebuilt, or rendered fully tenantable, including fixturing, within ninety (90) days from the destruction or from the date it becomes untenable, Tenant may, at its option, by notice to the Owner, terminate this Lease; provided, however, that if this Lease be not so terminated, nothing herein shall be deemed to release Owner of its obligation to repair, restore or render the building tenantable as quickly as is reasonably possible. Tenant agrees within twenty (20) days following the occurrence of any such damage to notify Owner in writing of its election to terminate hereunder and in event of failure to so notify Owner, the Lease shall continue to remain in full force and effect.

ARTICLE XII
TENANT'S
PROPERTY

All Tenant's personal property of every kind or description which may at any time be in the demised premises shall be at Tenant's sole risk, or at the risk of those claiming under Tenant, and Owner shall not be liable for any damage to said property or loss suffered by the business or occupation of Tenant caused by water from any source whatsoever or from the bursting, overflowing or leaking of sewer or steam pipes or from the heating or plumbing fixtures or from electric wires or from gas or odors or caused in any manner whatsoever except as may result from and be caused by the negligence of Owner or its agents or employees.

ARTICLE XIII
ACCESS TO
LEASED
PREMISES

Owner and Owner's authorized representatives shall have the right to enter upon the Leased Premises at all reasonable hours for the purpose of inspecting the same or of making repairs, additions or alterations thereto, or to the building in which the same are located, or for the purpose of exhibiting the same to prospective tenants, purchasers or others, provided such access to the Leased Premises shall not unreasonably interfere with the operation of Tenant's business.

ARTICLE XIV
SURRENDER
OF LEASED
PREMISES

Tenant covenants and agrees to deliver up and surrender to the owner of the Leased Premises upon expiration of this Lease, or its earlier termination as herein provided, broom clean and in as good condition and repair as the same shall be at the commencement of the term of this Lease, or may have been put by the Owner during the continuance thereof, ordinary wear and tear and damage by fire or the elements excepted.

ARTICLE XV
ASSIGNMENT
AND
SUBLETTING

Tenant may assign this Lease or sublease the whole or any part of the Leased Premises only with the prior written consent of Owner. Owner hereby irrevocably consents and approves of Network Cinema Corporation, a Delaware Corporation, or its designee, as an assignee or sublessee hereof. No assignment of this lease by the Tenant shall negate the personal guarantee attached hereto.