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zoning of the above described property permits the Lessee to use the above described property for the aforementioned purposes, and further warrants that there are no restrictive covenants applicable to said property that would prohibit or restrict Lessee for so using said property as aforementioned. The Lessee will not use nor permit the said premises to be used for any unlawful purposes, or for living purposes, nor permit thereon any activity that constitutes or may become a nuisance, nor will the Lessee do or permit to be done on the said premises anything that might render void any policies of liability coverage on the said premises.

(7) Lessor agrees to provide Lessee with a service road 25 feet in width and approximately 350 feet in length adjacent to the leased property herein described with entrance from White Horse Road at the southmost point of property on White Horse Road. This service road is provided by the Lessor to the Lessee for the full term of lease and all subsequent option terms of lease, if exercised, as an access to the leased premises.

(8) The Lessor agrees to pay all taxes on said real estate. The Lessee agrees to pay all taxes on its personal property located on said real estate and any and all taxes that may be payable that arise out of the operation of its business on said property.

(9) The Lessee has the right to sublease any or all of the said property subject to the approval of the Lessor. Any refusal by the Lessor to sublease must be reasonable.

(10) The Lessee will have the right to construct and maintain upon said property improvements. Said improvements shall not be considered as part of the real estate and Lessee shall have the right to remove all improvements it has placed upon said property. The Lessee agrees that no permanent improvements shall be constructed upon the said premises without the prior written approval of the Lessor. The Lessee shall be required to restore said property to its original condition should any improvements be added and then removed from said property.

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