

as modified by Section Two hereof. Any alterations or additions to the premises by Lessee shall receive prior approval in writing from Lessor, which approval shall not be unreasonably with-held.

HOLDING OVER - SECTION SIX

Upon the expiration or other termination of the term or any extensions of this lease, Lessee shall quit and surrender to the Lessor the demised premises in good order and condition (ordinary wear and tear excepted) and if the Lessee holds over after expiration without written consent of the Lessor, it shall be deemed as a tenant from month to month under the same terms, rents, covenants and conditions herein contained, or the Lessor may take such steps as may be necessary to remove the Lessee from the demised premises.

ASSIGNMENT BY THE LESSEE - SECTION SEVEN

The Lessee agrees not to mortgage, pledge or encumber this lease except to secure indebtedness for improvements to the demised premises without first obtaining the written consent of the Lessor. The Lessee is hereby given the right to assign or sublet a portion of the demised premises, or any part thereof, for social, cultural, recreational or educational purposes only with the prior written consent of the Lessor (which consent shall not unreasonably be withheld) but notwithstanding such assignment or subletting, the Lessee shall continue to remain liable for and guarantee the performance of the terms, conditions and covenants of this lease, particularly those affording public access, which no prior consent of the Lessor shall be construed to diminish.

DAMAGE TO IMPROVEMENTS - SECTION EIGHT

If the major improvements upon the demised premises shall be damaged or destroyed by fire or any hazard coverable by fire insurance with what is commonly referred to as extended coverage, or by any other casualty, to an extent less than fifty per cent (50%) of its full, fair, insurable value, or if not in excess of twenty per cent (20%) of the demised premises shall be damaged or destroyed by any hazard not coverable by fire insurance with extended coverage, the Lessee will proceed with diligence to repair, restore or replace same to the conditions as existed before such damage or destruction.

If the major improvement upon the demised premises shall be damaged or destroyed by fire or any other hazard coverable by fire insurance with that is commonly referred to as extended coverage, or by any other casualty, to an extent greater than fifty per cent (50%) of its full, fair, insurable value, or if in excess of twenty per cent (20%) of the value of the demised premises shall be damaged or

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