

expenses incurred in connection therewith shall be paid by the Lessee.

(5) The Lessee may not, without the prior written consent of the Lessor, assign the lease or any interest therein or sublease the leased premises or any part thereof, either absolutely or as security, provided, nevertheless, that the obligations of Lessee hereunder shall not be terminated or in any way relieved by such assignment or sublease, but shall continue in full force and effect.

(6) The Lessee shall have the right to make alterations and to construct at its own expense on the property any improvements additional to or different from the original improvements now placed upon the property, subject to the written approval of the Lessor or its assigns, and the Lessee shall have the right to remove or alter any then existing improvements for the purpose of making such additional improvements and provided, however, that all such improvements shall enhance the value of the property.

(7) The Lessee agrees to maintain the property and the improvements thereon in good condition and repair, usual wear and tear excepted, and the Lessee shall, at its own expense, maintain the premises in compliance with local, County, State and Federal laws.

(8) The Lessee further agrees to secure and maintain in force, at its own expense, during the term of this lease, fire insurance and extended coverage upon all improvements on the property in amounts to insure the interests of the Lessor and the Lessee and any lending institution which holds the first lien on this leased property, as their respective interests may appear in such improvements. Copies of all such insurance policies shall be furnished to said lending institution and to the Lessor. Should the buildings on the leased premises be damaged by fire, the Lessee

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