

Among the grounds which, without Lessors' prior written consent, would warrant cancellation of this agreement, at the option of Lessor, ^{both lessors concurring jointly,} are dissolution or merger of Senior Action, Inc.; change in lessee's charter, constitution, or bylaws which substantially alters its present objectives; violation of any covenants hereinabove set forth regarding public access on a reasonable basis, or failure to commence Lessee's activities and programs within the time provided herein.

WARRANTIES OF TITLE AND QUIET POSSESSION - SECTION FOUR

Lessor covenants that Lessor is seized of the premises in fee simple and has full right, subject to its public trust and responsibilities, to make this lease and that Lessee shall have quiet and peaceable possession of the demised premises hereof during the term hereof.

LEASEHOLD IMPROVEMENTS - SECTION FIVE

Any permanent improvements to the demised premises by the Lessee shall inure to the benefit of the Lessor without cost upon termination of this lease. Any alterations or additions to the premises by Lessee shall receive prior approval in writing from Lessor, which approval shall not be unreasonably withheld.

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 is hereby given the right to assign or sublet a portion of 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. Lessor shall be permitted to approve or disapprove the amount of rent paid under any sublease or assignment.