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to the Tenant an easement for ingress and egress over the portion of the parking area at the rear of the premises hereby leased from Rowley Street to the premises herein for the duration of this Lease and any subsequent renewal period.

12. Lawful Use of Premises. Tenant covenants and agrees that it will comply with and observe all laws, statutes, ordinances or regulations and legal requirements relating to its use of said premises and to the business to be conducted thereon and that it will not commit or suffer said premises to be used for the purpose of carrying on any illegal business or occupation. Tenant further agrees that the premises shall be used only for the purposes of conducting a business therein and it will not permit anything to be done which might render void or voidable any policy of insurance on said premises insuring against fire or which might render any extra or increase the premium to become due and payable on such insurance.

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13. Fixtures and Personal Property. Any trade fixtures, equipment and other personal property installed in or attached to the demised premises by or at the expense of the Tenant or its sub-tenant(s) (including but not limited to, air conditioning, machinery and lighting fixtures) shall remain the property of Tenant and Tenant shall have the right at any time, provided that it is not taken in default hereunder, to remove any and all such fixtures; provided, however, that in such event Tenant shall repair any damage to the demised premises caused by such removal.

14. Surrender of Premises. That the Tenant, upon the termination of this Lease or any extension thereof except as otherwise provided herein, will quietly and peacefully deliver up possession of said premises in as good a condition as they are at the present time of entering into this Lease, reasonable wear and tear excepted. Upon the termination of this Lease, all improvements shall become and remain the property of Landlord, except fixtures and personal property as set forth in Article 13 above.

15. Sublease. The Tenant shall have the right to sublet the premises to a tenant satisfactory to the Landlord upon the written consent of Landlord, which consent shall not be unreasonably withheld.