

all trade fixtures and equipment so placed in or upon the demised premises at the expense of Lessee (whether or not readily removable) shall remain the property of Lessee, and all or any part thereof may be removed by Lessee at any time during the term of this Lease, but Lessee shall be under no obligation to remove same and may, at his option, surrender all or any part thereof with the leased premises. In the event such removal shall cause damage or disfigurement to the walls, ceilings or floors of the demised premises, the cost of repairing the same shall be borne by Lessee. Lessee acknowledges that the hydraulic lift on the property is and shall at all times remain the property of Lessors and shall not be removed by Lessee.

8. Surrender of Leased Premises: Upon the expiration of this Lease, Lessee shall surrender the demised premises to Lessors in as good order and condition as at the commencement of the term, reasonable wear and tear excepted.

9. Assignment and Subletting: Lessee may not assign this Lease or sublet the whole or any part of the demised premises without the written consent of Lessors. In the event consent is given for such assignment or subletting, Lessee shall remain primarily liable for the payment of the rent herein reserved and for the performance of each and all of the covenants and conditions hereof on Lessee's part to be performed, and any assignee or sublessee shall be subject to all the covenants, obligations and conditions herein provided for.

10. Taxes: Lessors shall be responsible for payment of one-half of all real estate taxes and assessments levied, assessed or imposed upon the demised premises and upon all improvements erected thereon as and when the same shall become due and payable, and Lessee shall be responsible for the payment of the other one-half of all such taxes and assessments. Upon failure of either party to make timely payment of any taxes or assessments due, the other party shall have the right to advance the full amounts required for payment directly to the authorities making such levy or assessment, and shall be entitled to immediate reimbursement from the party failing to make such payment for that party's share of such taxes or assessments.

Both Lessors and Lessee shall have the right to diligently contest in good faith by proper legal proceeding any tax assessment,