

Jed ~~persons signing this lease on behalf of the Tenant shall be and remain officers and directors of the Tenant corporation and shall be and remain collectively, the owners of a majority of all the stocks, equities and securities of said Tenant. However, Tenant may pledge stock of Tenant as security for a loan or loans from a financial institution.~~

If this lease be assigned or if the premises or any part thereof be sublet or occupied by anyone other than Tenant without the express written consent of Landlord, Landlord may collect rent from the assignee, sub-tenant, or occupant and apply the net amount collected to all rent herein reserved, but no assignment, subletting, occupancy or collection shall be deemed a waiver of the covenants contained in this Paragraph EIGHT or the acceptance of the assignee, sub-tenant, or occupants as Tenant, or a release of the performance of the covenants on Tenant's part herein contained.

In the event the Landlord's written consent is given to an assignment or sub-letting, the Tenant shall nevertheless remain liable to perform all covenants and conditions hereof and to guarantee such performance by the assignee or sub-tenant. If Landlord shall consent to an assignment of this lease, no further or additional assignments may be made without the prior written consent of the Landlord.

Jed NINE. UTILITIES. ^{Landlord} ~~Tenant~~ shall, at its own cost and expense, pay all charges when due for water, gas, electricity, heat, sewer rentals or charges and any other utility charges incurred by Tenant in the use of the premises. Landlord shall not be responsible or liable/^{to Tenant} in any way whatsoever for the quality, quantity, impairment, interruption, stoppage, or other interference with service involving water, heat, gas, electric current for light and power, telephone, or any other service.

TEN. MAINTENANCE OF COMMON AREAS. Tenant agrees that in light of the nature of the entire development of which the premises are a part, it would be desirable from the standpoint of

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