

6. Taxes, Insurance and Utilities. During the term of this lease, Lessee shall be responsible for all property taxes, fire insurance and utilities on or in connection with the subject property.

7. Repairs, maintenance and alterations. Lessee shall maintain the premises and keep them in good repair at his expense and shall be entitled to make any alterations to the building on said premises except that no structural changes shall be made to said building without first obtaining the prior written consent of Lessor.

8. Assignment and Sublease. Lessee may assign or sublease the premises, or any right or privilege granted to Lessee pursuant to this agreement, except that such assignment or sublease shall in no way relieve Lessee of his obligations pursuant to this agreement.

9. Attorney Fees. Should Lessor or Lessee be required to engage the services of an attorney for purposes of enforcing one or more of the provisions of this agreement, the party breaching this agreement shall be responsible and obligated to pay reasonable attorney fees in addition to all other fees and expenses and damages resulting from said breach.

10. Breach and Notice. Should either party to this agreement fail to comply with the terms of this agreement, the party aggrieved shall notify in writing the party in default of the default or breach and the party in default shall have fifteen days in which to cure said default.

11. Benefit. This agreement shall inure to the benefit of and be binding upon the parties hereto, their heirs, assigns, executors and administrators.

12. Entire Agreement. This agreement represents the entire agreement between the parties and may not be amended, expanded, or otherwise altered except in writing signed by the parties hereto.

IN WITNESS WHEREOF, the parties have executed this agreement in duplicate this 20th day of October, 1980.

WITNESSES:

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]
LESSOR

[Signature]
LESSEE

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