

2. Lessor generally warrants ownership of the fee simple title to the Demised Premises and the right to execute this Lease.

3. Lessee shall indemnify, defend and hold the Lessor harmless from and against any and all liabilities, penalties, damages, expenses and judgments by reason of any injury or claim of injury to persons or property arising out of the alleged negligence of the Lessee, its agents, employees and invitees in the use, occupation or control of the Demised Premises by the Lessee.

4. Lessor agrees that Lessee may assign this Lease Agreement and may sublet said Demised Premises, subject to the prior written consent of the Lessor, which consent shall not be unreasonably withheld in either of which events Lessee shall continue to be liable to Lessor for the rent provided herein. Lessee has the unrestricted right and does not require Lessor's approval to assign its interest in this Lease or sublet the entire Demised Premises to any parent, subsidiary or affiliate company of the Lessee.

5. Lessee agrees to construct and maintain an equipment hut together with associated landscape shrubs and screening as indicated in Attachment I hereto within One Hundred Eighty (180) days of the commencement of the term of this Lease Agreement. The costs to be incurred therewith to be paid by Lessee.

6. Lessee may make, from time to time, such changes, alterations and improvements, including signs and other identification, in, on or to the said Demised Premises as will, in the judgment of Lessee, better adapt the same to the purpose of Lessee's business; provided, however, that no structural changes or alterations will be made without the prior written consent of the Lessor. All fixtures added and

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