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7. After the date of the execution hereof, Sublessee shall have the right to enter the leased premises for the purpose of making renovations, installing trade fixtures and generally remodeling the leased premises in order to make it suitable for Sublessee's intended use. The Sublessee shall have the right, provided it is not in default under the terms hereof, to remove from the leased premises all such equipment, fixtures, merchandise or other personal property installed or placed therein by Sublessee. In the event any such removal shall injure or damage the building or the leased premises, Sublessee agrees to promptly repair such damage at its own expense.

8. The Sublessee shall pay, when due, all bills for water, gas and electricity, and other such utility bills accruing against the leased building during the term of this Sublease.

9. The Sublessee shall pay, when due, all ad valorem property taxes and assessments levied upon the leased premises during the term hereof. Sublessee shall also pay for all taxes levied against any personal property which it owns located in or on the leased premises during the term hereof.

10. By the execution of this Sublease, the Sublessee agrees to be bound by all terms, conditions, provisions and covenants of the Senior Lease not specifically set forth in the within Sublease.

11. This Sublease shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, legal representatives and assigns.

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IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

IN THE PRESENCE OF:

[Signature]
Mary D. Spitzer
As to M. William Bashor

[Signature]
Mary D. Spitzer
As to John Palmer

SUBLESSORS:

[Signature]
M. WILLIAM BASHOR

[Signature]
JOHN PALMER

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