

The Lessee shall not in its use of the Leased Premises sell any alcoholic beverages of any kind or conduct any activity or business on the Leased Premises which will increase the cost of insurance coverage or hazard or impair the validity of any policy of insurance now or hereafter taken out upon the Leased Premises.

8. CONDEMNATION: If the whole of the Leased Premises or such portion thereof as will make premises unusable for the purposes herein leased, be condemned by any legally constituted authority for any public use or purpose, then in either of said events, the term hereby granted shall cease from the time when possession thereof is taken by public authorities, and rental shall be accounted for as between Lessor and Lessee as of that date. Upon condemnation of the whole or a portion of the Leased Premises, the Lessor shall give immediate notice in writing of such condemnation to the Lessee. The Lessee shall have no claim against the Lessor or any person, firm, corporation or governmental authority on account of any such acquisition for the value of any unexpired Lease remaining. All damages awarded thereafter shall be the sole property of the Lessor.

9. UTILITIES: The Lessee shall pay all bills for water, gas, heat, light, power and other utilities furnished to the Leased Premises during the term of this Lease.

10. ASSIGNMENT: The Lessee shall neither assign its rights under this Lease nor sublet the Leased Premises, in whole, without first obtaining the written consent of Lessor, which consent shall not be unreasonably withheld, and in any event shall be granted if the proposed assignee or sub-lessee is of such financial standing and responsibility at the time of such assignment or sub-lease as to give the Lessor assurance of the payment of all rents and compliance with all of the terms, covenants, provisions and conditions of this Lease. No assignment, whether in whole or in part, however made by the Lessee shall release the Lessee from Lessee's obligations under this Lease. The Lessee may sub-lease a portion of the Leased Premises without obtaining the written consent of the Lessor, however, the Lessee shall be responsible for all rent payments as set forth herein.

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