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deliver to the Lessors the leased premises in as good condition as they were at the commencement of this Lease, reasonable wear and tear and loss by fire or other casualty excepted.

The Lessors shall, nevertheless, have the right to make such repairs and improvements thereto which they may consider necessary for the protection thereof.

6. The Lessee, at its own expense and upon the prior written consent of the Lessors, may make such alterations, repairs, and improvements to the demised premises as it shall determine, upon the understanding that all of such alterations, repairs, and improvements, shall become a part of the premises and become the property of the Lessors.

The Lessee shall obtain any permits required under this paragraph at its own expense.

No person, firm, or corporation furnishing material or work and labor in connection with any alterations, repairs, improvements, demolition, or construction made upon the demised premises by the Lessee shall have any mechanic's lien or other lien or claim against the demised premises for any balance which may be due and owing by the Lessee to such person, firm, or corporation for the material furnished and/or work and labor performed.

7. The Lessee shall not assign this lease or sublet the demised premises without the prior written consent of the Lessors, which consent the Lessors agree shall not be unreasonably withheld.

8. The Lessee shall indemnify and hold harmless the Lessors from and against any and all liability, expense, claims, and costs which may be incurred by or charged against the Lessors for personal injuries to any persons or damage to