

shall be proportionately increased, based upon the increase in building area.

4. Taxes. The Lessee shall pay all ad valorem real property taxes on the premises. The Lessee shall also pay all license fees and occupancy taxes covering the conduct of its business and all taxes and charges for water, gas, and electric current, and any other public utility or service used by said Lessee. Lessee shall also pay any personal property taxes on any of its goods used upon or stored in the premises.

5. Lawful Use of Premises. Lessee covenants and agrees that it will comply with and observe all laws, statutes, ordinances or regulations and legal requirements relating to its use of said premises and to the business to be conducted thereon and that it will not commit or suffer said premises to be used for the purpose of carrying on any illegal business or occupation.

6. Assignment or Subletting. The Lessee may assign its rights under this Lease and may sublet all or part of the property covered hereby with Lessor's consent, such consent not to be unreasonably withheld.

7. Eminent Domain. If all or any portion of the demised premises is taken under condemnation or eminent domain proceedings and if the remaining portion thereof is not adequate, in Lessee's discretion, for Lessee's purposes, this Lease shall terminate on the date on which the premises or so much thereof is so taken, and the rental shall be prorated between the Lessor and the Lessee as of such date. In the event of the termination of this Lease for eminent domain as herein provided, any such termination shall be without prejudice to the rights of either the Lessor or Lessee to seek separate award and recover from the condemning authority compensation for damages caused by such condemnation, but neither the Lessor nor the Lessee shall have any rights in any award made to the other by the condemnation authority.

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