

shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as agent for the Tenant and to receive the rent therefor.

6. The Tenant shall have the right to sublet, rent, or assign this Agreement or transfer possession of the premises or any portion thereof to any other party without the written consent of the Landlord, provided, however, that such subletting, rental or assignment thereof shall not relieve the Tenant from the full performance of this Agreement, but any payments received by the Landlord shall be credited directly to the account of the Tenant.

7. The Landlord shall maintain in good condition and repair the roofs and walls of all buildings located on the real property, the surfaces of all asphalt parking areas, and the primary utilities, including, without limitation, the plumbing system, heating system, wiring system, and air conditioning, except for minor repairs to or maintenance of the utilities which shall be the responsibility of the Tenant. Except as hereinabove stated, the Tenant will keep said premises in good and sufficient