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4. Title to the property leased hereunder shall remain in the Lessor. The Property is and shall at all times be and remain personal property, regardless of the manner of attachment to the realty. The Lessor shall be permitted to display such notices of its ownership of the Property which it may consider appropriate, in addition to recording any instruments for such purposes. The Property shall not be removed from their present location except for purposes of repair.

5. The Lessor shall have free access, upon reasonable prior notice to the Lessee, to inspect the Property.

6. The Lessee shall keep the Property in good working condition and repair at its own expense. ~~and shall timely pay or reimburse the Lessor~~ ^{PROPERTY} for all property taxes levied or charged against the Property.

7. All risk of loss or damage to the Property shall be borne by the Lessee, except if caused by Landlord's negligence or failure of Landlord to make timely repairs after notice. The Lessor shall at its own expense keep the Property insured in the name of the Lessor at the full value thereof, against fire with extended coverage, and shall insure the Property against such other risks and in such amounts as the Lessor may reasonably require, with insurance companies satisfactory to the Lessor. ~~The Lessee shall deliver to the Lessor the policy or policies of insurance at the beginning of occupancy of the leased premises, and if the Lessee shall fail to obtain the policies, the Lessor may obtain such insurance, and an amount equal to the cost of such insurance shall be deemed additional rent to be paid forthwith by the Lessee.~~

8. The Lessee may not assign this lease or sublet any item of the Property herein leased without the prior written consent of the Lessor. Any assignment or sub-lease shall be subject to the terms of this lease and shall in no event relieve the Lessee of its obligations.

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