

(6) The Lessee shall not assign this Lease or sublet the leased property without the prior written consent of the Lessor, which consent will not be unreasonably withheld, provided, however, that any such assignment or sublease shall not in any way relieve or otherwise affect the obligations of the Lessee to the Lessor as herein set forth.

(7) If the rental payable hereunder shall not be paid as provided herein within ten (10) days after the due date, and written notice of such nonpayment is given to the Lessee, or in the event of the bankruptcy of the Lessee, or if the Lessee shall fail to perform any of the other covenants and agreements hereof within fifteen (15) days after receipt of written notice thereof, the Lessor may at its option declare the rental for the entire term immediately due and payable and proceed to collect the same, or may declare the Lease terminated and take immediate possession of the leased property, collecting the rental up to the time of the retaking of such possession.

(8) If the leased property, or such substantial portion thereof as would render the remainder unsuitable for use by the Lessee as aforesaid, is taken under the power of eminent domain, then this Lease shall terminate forthwith. If such taking by condemnation shall not render the leased property unsuitable for such use, a just proportion of the rental shall be abated and this Lease shall continue in full force and effect. Any condemnation award or damages for such taking of the leased property or any part thereof shall be paid to the Lessor, and the Lessee shall have no claim or interest therein.

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