

adequately insured for fire and extended coverage and to furnish the Lessee with certificates of such insurance upon request by the Lessee.

It is further understood and agreed that during the term of the lease the Lessee shall have the right to make, at its own expense, such changes in or improvements on or to the leased property, subject to removal by the Lessee at the expiration of the term of the lease, PROVIDED, HOWEVER, that in connection with the removal of any improvements so made the Lessee shall see to it that the premises are substantially restored to the condition existing prior to the time such improvements were made, excepting only reasonable wear and tear and repairs required to be made by the Lessor. And the Lessor does hereby assure the Lessee of non-disturbance in its full use of the leased property throughout the full term of this lease.

The Lessee agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and municipal authorities applicable to the business to be conducted by the Lessee in and upon said premises and to the Lessee's occupancy thereof.

W.M. W.
The Lessee shall not have the right to assign this lease or to sublet the premises or any portion thereof without the written consent of the Lessor.

Such lights, power, heat, water, air conditioning

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W.M. W.