

property of the Lessee as provided in paragraph VI(g) hereof), in a good state of repair and to surrender the premises at the expiration of this lease in substantially the same condition as they were at the beginning of this lease, natural wear and tear and acts of God excepted.

(f) To make no alterations, additions or changes in the aforesaid building to be erected on the leased premises without the prior written consent of the Lessor, which consent will not be unreasonably withheld.

(g) Not to assign this lease or sublet the leased premises 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.

(h) To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by the Lessee with the terms hereof.

## VI

The Lessor and the Lessee mutually covenant and agree:

(a) That if the rent shall not be paid within ten (10) days after due date and if written notice of such nonpayment is given to Lessee or if the Lessee shall fail to perform any of the other covenants and agreements hereof within fifteen (15) days after written notice of such failure, the Lessor, at its option, may declare the rental for the entire term immediately

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