

Lessee shall make no other additions to or changes in the leased premises without first obtaining the written consent of Lessor.

Restrictive
Uses

8. Lessee will not carry on or permit upon the leased premises any offensive, noisy or dangerous trade, business, manufacture or occupation or any nuisance, or use the premises or allow the same to be used for any illegal or immoral purposes.

Hold
Harmless

9. Lessee covenants and agrees that it will indemnify, protect and hold harmless Lessor against and from all claims, demands, causes of action, damages, suits or costs whatsoever asserted by any person, firm or corporation whatsoever arising out of or in any way connected with the maintenance and operation of Lessee's business on the leased premises or the use or occupancy of said premises by Lessee, and that it will reimburse Lessor for all costs and expenses, including attorney's fees, which may be incurred by Lessor in connection with any such claim, demand, cause of action or suit.

Claims

10. In addition to the lien given by law, Lessor is hereby granted a lien on any property and equipment of Lessee, kept, used or situated upon the leased premises whether such property and equipment are exempt from execution or not, for the rentals and other obligations to be paid by Lessee under this lease and for the damage, if any, which may be sustained by Lessor on account of the breach by Lessee of any of the covenants, terms and provisions hereof.

Default &
Repossession

11. If Lessee shall fail or refuse to pay the rentals or to comply with all its obligations at the time or times provided, or if Lessee shall fail to surrender possession of the leased premises and property, upon the termination of this lease, Lessor may without demand or notice, enter upon the leased premises and repossess the same and all property, fixtures and equipment thereon and expel Lessee and those claiming under him, as provided by law, and remove Lessee's property and effects without being guilty of trespass and without being subject to liability for damages and without prejudice for any other remedies at law or in equity then existing and in favor of Lessor. If Lessee shall remain in possession of the leased premises and property after the date of the expiration or termination of this lease and after notice from Lessor to surrender the premises, then Lessee shall be liable to pay as rental for said property, premises and equipment during such time a sum equal to two (2) times the rental hereinabove provided.

No Sub-
letting or
Assignment

12. This lease shall not be assigned in whole or in part, and said premises or any part thereof shall not be sublet, nor shall any rights or privileges herein granted Lessee be sold, transferred, or assigned without the written consent of Lessor first obtained, and any such sale, transfer, or assignment, whether voluntary or involuntary, shall be void and terminate this lease at the option of Lessor.

Going upon
the Prem-
ises

13. During the period of this lease or any extension thereof, Lessor, its agents, employees and designees, reserves the right to go upon the premises for inspections, repairs and other appropriate purposes at any reasonable time.

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