

return, the receipt or receipts for the payment of all taxes, assessments, etc.

#### VI. LESSEE'S IMPROVEMENTS

(a) During the term of this Lease, Lessee shall have the right to construct upon the premises any buildings or other structures that it desires; provided, however, that all of such construction shall be in good and workmanlike manner and of Basic AAA Fire Rated Material. Upon termination of this Lease, by expiration of time or otherwise, said construction shall remain part of the premises and shall belong to Lessor.

#### VII. MAINTENANCE

During the term of this Lease, Lessee shall be responsible for the complete maintenance of the premises and any improvements thereon and shall, during the term of this Lease, keep the premises free from nuisance, rubbish and accumulation of ice and snow. Lessee will, at all times, maintain any improvements it puts on the premises in first class condition and in good and clean order and repair, reasonable wear and tear excluded.

#### VIII. LIENS

Lessee will not permit or suffer any mechanic or material-men's liens to be placed against the premises. In the event any such liens are filed, Lessee shall immediately discharge them; provided however, that Lessee shall have the right to contest the validity or amount of such liens until such time as it shall be finally adjudicated; provided that adequate and satisfactory bond is placed with Lessor to cover any contested loss. If such adjudication is adverse to the Lessee, it shall immediately pay such lien.

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PAGE THREE

#### IX. SUB-LEASE AND ASSIGNMENT

Lessee shall not have the right to sub-lease or assign this Lease without Lessor's consent. Lessor agrees that she will not unreasonably or arbitrarily withhold consent to sub-lease or assign this Lease. In the event of such sub-leasing or assignment, the Lessee shall in all respects remain liable for the faithful performance of this Lease and all its covenants as shall any assignee or assignees.

*JOB*  
*PS*  
*LW.*  
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