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(7) In general, the Lessee, its successors and assigns, shall have exclusive possession and control of, and responsibility for, the leased premises. Lessee shall make no alterations to the exterior structural components of the leased premises without the prior written consent of the Lessor. Further, any sign to be placed on the exterior of the leased premises or which may be seen from the outside of said leased premises shall be first approved in writing by the Lessor and the Lessor's architect.

(8) The Lessee shall cause to be paid all charges for work done (labor and materials) upon the leased premises for which it is responsible during the term of this Lease and will not suffer or permit any Mechanics' or similar liens for labor or material furnished to the leased premises to be filed against the premises or any part thereof; and if any such liens, claims or rights to liens by or on behalf of any person or persons supplying materials or labor in connection with improvements upon the property leased shall be filed, the Lessee will either pay the same or procure the discharge thereof by giving security or in such other manner as may be required or permitted by law. The Lessee shall have the right, however, in its name or in the name of the Lessor, or in the names of both the Lessor and Lessee, to contest any such lien, provided that the existence of such lien pending such contest shall not jeopardize the Lessor's ownership of the leased premises. The Lessee shall indemnify the Lessor against, and save him harmless from, any and all loss, damage, claims, liabilities, judgments, costs and expenses arising out of the filing of any such lien.

(9) The Lessee may not assign the Lease or any