

6. Lessee may assign this Lease, or sublet the premises, with the prior written consent of Lessor, which shall not be unreasonably withheld.

7. Lessee shall make no alterations to the buildings on the demised premises or construct any building or make other improvements on the demised premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the demised premises by the Lessee, with the exception of fixtures removable without damage to the premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Lessee, be the property of Lessor and remain on the demised premises at the expiration or sooner termination of this Lease.

8. Lessee shall be responsible for arranging for and paying for all utility services required on the premises.

9. Lessee will, at its sole expense, keep and maintain the Lease premises and appurtenances in good condition and repair during the term of this Lease and any renewal thereof, shall arrange for periodic maintenance of heating and air conditioning equipment, and at its sole expense, shall make all repairs required as a result of Lessee's misuse, waste, or neglect of the premises. Major maintenance and repair of the demised premises involving costs in excess of Fifty (\$50.00) Dollars per incident, not due to Lessee's misuse, waste, or neglect of the premises shall be the responsibility of Lessor. Any such major maintenance or repair shall be completed by the Lessor within five (5) days of written notice from Lessee of the necessity of such maintenance or repair. After the expiration of such five (5) days period, Lessee may arrange for such maintenance or repair directly and deduct the costs of same from the next rent payment or other payments due to Lessor hereunder.

10. Lessor and its agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the demised premises for the purpose of inspecting the premises and all buildings and improvements thereon. The Lessor may show the premises at reasonable times to prospective purchasers upon twenty-four (24) hours notice to Lessee.