

5. The said Lessee agrees that it will not sub-let or allow any other person, firm or corporation to occupy the demised premises without first obtaining the written consent of the said Lessor; but it shall not be unreasonably withheld.

6. The said Lessee also covenants and agrees that at the expiration of this lease, it will surrender peaceable possession of the demised premises in as good condition as they were at the commencement of this lease, loss by fire from any cause or other casualty and ordinary wear and tear excepted; and,

7. Upon the non-payment of the whole or any portion of said rent at the time same becomes due and payable, as aforesaid, the Lessor may at his election either distrain for said rent due or declare this lease at an end and recover possession of the demised premises as if the same were held by forcible detainer, and the said Lessee does hereby waive notice of such election, or of any demand for the possession of said premises; and,

8. It is further understood and agreed by the parties hereto that the Lessor will furnish adequate heating, lighting, janitorial service, and other utilities and/or facilities for the demised premises, including but not being limited to the aforementioned at the expense of the Lessor, and that the Lessor will provide up to thirty-six (36) electrical outlets and thirty-six (36) telephone outlets in the flooring of the main office at the expense of the Lessor; and,

9. It is further understood and agreed by and between the parties hereto that if during the term of this lease, or any renewal thereof, the building or the demised premises are so injured or damaged by fire, or otherwise, that the same are rendered wholly unfit for occupancy and cannot be repaired within sixty days of the happening of such injury or damage, then this lease shall cease and determine from the date of such injury or damage; and, in such case, the Lessee shall pay the rent apportioned to the time of injury or damage and shall surrender the demised premises to the Lessor who may thereupon enter upon and repossess the same; but, if the injury or damage is such that the demised premises can be repaired within sixty days thereafter, the Lessor may enter upon and repair the same with reasonable promptness, and this lease shall not be

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