

all street improvements or other special taxes or assessments except any taxes which may be levied or assessments during the term of this lease or any extension or renewal hereof, on any and all improvements, fixtures or equipment which are owned by Lessee and which are situated on the said demised premises.

Lessee shall observe and comply with all federal, state and municipal laws, ordinances, regulations, orders, licenses and permits, and with all rules and requirements of Lessor's insurers' relating to the premises, to any use thereof or to any activity thereon. Lessee shall pay all charges incident to Lessee's use of the premises or the business conducted thereon, including all license, permit, occupation and inspection taxes and fees, all water, gas, electricity, telephone and other utility charges (all meters and accounts for which shall be in Lessee's name), and all taxes on Lessee's property on the premises; and if Lessee fails so to do, Lessor may pay such charges and charge the same to Lessee. Lessee shall not make any attachments or additions to, or any structural alterations of, any building on the premises, or construct any additional building or structures on the premises, without Lessor's prior written consent.

SUBLETTING AND ASSIGNMENTS

9. Lessee may not, without the prior written consent of Lessor which consent shall not be unreasonably withheld, assign this lease or any interest thereunder, or sublet premises or any part thereof, or permit the use of premises by any party other than the Lessee.

DESTRUCTION OR DAMAGE

10. In case the leased premises are so injured or damaged by fire or other cause as to be untenable, Lessor shall have the right, at its option, within sixty days, to repair and restore the premises to tenantable condition, and the rent shall abate during the period said premises are untenable. Should said premises not be restored within sixty (60) days from the date of fire or other cause rendering them untenable, either party hereto may terminate this lease by giving the other party written notice of his intentions so to do not later than seventy (70) days after the fire or other cause rendering the premises untenable.