

SUCCESSORS
AND ASSIGNS
ASSIGNMENT -
SUBLETTING

24. This lease shall be binding upon the heirs, successors and assigns of the parties hereto, and the words "Lessee" and "Lessor", as used herein, shall include their respective heirs, successors and assigns; however, Lessee shall have no right or power to transfer or assign this lease or sublet the demised premises in their entirety without prior written consent of Lessor, and any such transfer or assignment thereof or subletting, without such written consent of Lessor, shall be null and void; however, Lessee shall have the right, without such consent of Lessor, to subrent for terms not beyond the term of this lease space within the demised premises or buildings thereon for purposes connected with Lessee's use and occupancy of said premises. In the event Lessor should give its written consent to any assignment of this lease or subletting of the entire premises, it shall be upon condition that such assignment or sublease shall be in writing and in form acceptable to Lessor and such assignee or sublessee shall assume and be liable on all obligations and covenants of the Lessee hereunder, and the Lessee shall remain liable thereon and any such assignment or sublease shall be made subject to all terms, conditions and provisions of this lease.

QUIET
ENJOYMENT

25. Subject to the terms, conditions and provisions hereof, and provided that the Lessee shall pay all rents due hereunder and shall otherwise keep and perform all covenants and agreements of this lease to be kept and performed by Lessee, the Lessor covenants with the Lessee that the Lessor shall, during the term of this lease, peaceably and quietly possess and enjoy the premises.

EASEMENTS
ACQUIRED BY
LESSEE

26. Any and all easements acquired by the Lessee affording access or additional access to and from the demised premises and adjoining property, or road, or public way, shall be in writing and in form to be recorded in the probate office of the county where the demised premises are located, and such instruments shall be in such form as to grant to Lessor, its heirs and assigns, and the demised premises, without cost to Lessor, full use and benefit of such easements, and the Lessor alone shall be named as grantee of the easements under said instruments, and it shall be provided in said easement instruments that said easements shall be appurtenant to and for the purpose of serving the demised premises, and that said easements shall run with the land constituting the demised premises, and Lessee, its successors and assigns, shall have the use and benefit of the access afforded by such easements while this lease is in effect as appurtenances to the demised premises. All instruments conveying such easements shall be subject to prior written approval of the Lessor.

LEASE
ENTIRE
AGREEMENT

27. This lease covers all of the covenants, conditions, stipulations and provisions agreed upon between the parties hereto and no employee, agent or representative of Lessor or Lessee has authority to change, modify, or alter the terms hereof, and neither party is or shall be bound by any inducement, statement, representation, promise or agreement not in conformity herewith. In no event shall this lease or any provision hereof be deemed to be amended, modified or changed in any manner whatsoever, except and unless set forth and provided in a writing executed by Lessor and Lessee, respectively.