

ARTICLE 6. SUBLETTING AND ASSIGNING

6.01. The Tenant may assign this lease or sublet the whole or any part of the Demised Premises as often as the Tenant desires to do so, but if Tenant does so, Tenant shall remain primarily liable and responsible under this lease.

ARTICLE 7. ALTERATIONS

7.01 Tenant shall have the right and privilege at all times during the continuance of this lease to make, at its own expense and at no cost to Landlord, such changes, improvements, alterations and additions to the Demised Premises as Tenant may desire, structural or otherwise, provided it first obtains Landlord's written approval, which shall not be unreasonably withheld. All such alterations, changes, improvements and additions shall become a part of the Demised Premises, except vault doors, tellers' cages and such other banking or other fixtures as may be removed without damage to the Demised Premises. No change in rental shall be made as a result of such improvements.

ARTICLE 8. MAINTENANCE AND REPAIRS

8.01 Tenant shall be responsible for the entire upkeep, maintenance and repair of the Demised Premises, and of the exterior and interior of the building or buildings located thereon, in good, safe, tenantable condition, sightly in appearance, properly painted, decorated and landscaped and in good order and repair. Tenant will deliver said building and premises (unless the lease be terminated because of condemnation or other proceedings as provided in Paragraph 19.01 hereof, entitled "Condemnation") at the termination of this lease in good order and repair, due allowance being made for obsolescence and reasonable wear and tear.

ARTICLE 9. FIXTURES

9.01 Tenant, on the termination of this lease or at any time during the continuance thereof, may remove from any buildings located upon the Demised Premises any or all shelving,

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