

become due under the terms of this Lease. The Lessee shall pay the taxes on its property and equipment on the leased premises.

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Lessee shall have the right and privilege to assign this Lease and/or sublet said premises, in whole or in part, for the whole or any part of the term of this Lease, upon such terms as to it shall seem best. Any such assignment of Lease or sub-leasing shall be only for the purposes set forth in Paragraph 2 above.

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In the event of the total destruction of the buildings and improvements on the premises by fire, or otherwise, or such partial destruction thereof as will render the same unfit for use and occupancy for the purpose stated in this lease; provided, such total or partial destruction is not caused by the negligence of the Lessee; Lessor shall within a reasonable time restore said buildings to as good condition as they were prior to said destruction or injury, and during the period from the destruction to the date of restoration, the rent shall abate. Should the Lessor fail to restore the buildings and improvements within a reasonable time, not exceeding ninety (90) days, then this Lease may be terminated at the option of the Lessee.

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It is agreed that Lessee may make such additions, alterations and improvements upon the buildings and/or equipment on said premises, including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business, or the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the Lessee, and without obligation upon the Lessor. Notice of intention to make any of said alterations or improvements shall be given to the Lessor in writing prior to the date of commencement of such alterations and improvements.

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