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(b) To make no alterations, additions, or substantial changes in the said leased property without the prior written consent of the Lessor, which consent will not be unreasonably withheld.

(c) Not to assign this Lease or sub-let the leased property without the prior written consent of the Lessor, which consent will not be unreasonably withheld; provided, however, that any such assignment or sub-lease shall in no way relieve or otherwise affect the obligations of the Lessee to the Lessor as herein set forth.

(d) To keep the said leased property in a clean and sanitary condition, and except for normal wear and tear (and subject to the provisions of Paragraph (4) above), to deliver said leased property to the Lessor at the end of the term of this Lease, or any extension thereof, in substantially the same condition as said property was in at the beginning of this Lease.

(e) To permit the Lessor, its agents, prospective purchasers, prospective lessees or assigns, during the thirty (30) day period next preceding the final expiration of this Lease, to enter upon the leased property for the purpose of showing said property, and to affix on any suitable part thereof an appropriate notice to rent or sell the same or any part thereof.

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