

and shall otherwise be subject to all of the agreements, covenants, and conditions set forth in this lease. (See Paragraph 17)

12. ASSIGNMENT: SUBLETTING:

Lessee shall have the right to assign this lease or to sublet the premises or any part thereof without the consent of Lessor, provided, however, that no such assignment or subletting shall in any manner or degree relieve Lessee from its duty to perform fully all of the agreements, covenants, and conditions set forth in this lease.

13. TITLE:

Lessor covenants and warrants that it has lawful title and right to make this lease, that it will maintain Lessee in full and exclusive possession of the leased premises, and that, if Lessee shall pay the rent and perform all the agreements, covenants, and conditions required by this lease to be performed by it, Lessee may freely, peaceably and quietly occupy and enjoy the leased premises without molestation or hindrance, lawful or unlawful, of any person whomsoever.

14. SURRENDER:

When this lease shall terminate in accordance with the terms hereof, Lessee shall quietly and peaceably deliver up possession to Lessor without notice from Lessor other than as may be specifically required by any provision of this lease. Lessee expressly waives the benefit of all laws now or hereafter in force requiring notice from Lessor with respect to termination. Lessee shall deliver up possession of the leased premises in as good order, repair, and condition as the same are in at the beginning of the term of this lease except for reasonable wear and tear and loss, damage, or destruction caused by fire, flood, windstorm, earthquake, strikes, riots, acts of public enemy, acts of God, or other casualty,

(CONTINUED ON NEXT PAGE)