

~~exercise by the Lessee of this right or option not less than~~

~~months prior to the expiration of the original lease term. If the Lessee fails to exercise its right to extend or renew this lease as provided herein, then the Lessors shall have the right during the last thirty (30) days of the lease term to show said premises to any other prospective tenant such times as may be convenient to the Lessee.~~

4. The Lessee shall have the right to sublet the premises or to assign this lease, or any part thereof, to any corporation which is a subsidiary of or affiliated with the Lessee without obtaining the permission or consent of the Lessors, but the Lessee shall not have the right to assign this lease or to sublet the premises to any other person, firm or corporation without first obtaining the consent of the Lessors, which consent the Lessors agree not to withhold unreasonably; provided, however, that if there is any default in the payment of the rent due hereunder, the Lessee in such event will assign to the Lessors any sub-lease made by it if the said default is not corrected within the time permitted by the terms of this lease.

5. The Lessee shall have the right at the end of the lease term, or of any renewal or extension thereof, to remove from the leased premises any and all equipment and office fixtures placed in or upon said premises by the Lessee, provided that the Lessee shall repair any damage done to the leased premises by the removal thereof. The right granted hereby to the Lessee shall include heating and air conditioning equipment installed by the Lessee.

6. The Lessee agrees hereby that all fixtures and other property of any nature, description and kind placed in, upon or about the leased premises by the Lessee, its agents, servants, employees, licensees and invitees, shall be at the sole risk of the Lessee.

7. The **Lessee** shall pay all charges for water, electricity, gas and any other utility used on the demised premises by Lessee. All heating and air conditioning furnished by Lessors shall be adequate and sufficient to insure the comfort of Lessee's employees, invitees, and customers and to insure the protection of Lessee's furnishings and equipment.

8. Lessee will have the right to install a sign or signs on the exterior of the building containing the demised premises provided that such sign or signs so installed shall conform to the requirements of the ordinance of the city wherein said demised premises are located if there is a City Ordinance affecting such sign or signs.

9. If the Lessee shall neglect to make any payment of rent when due or shall neglect to perform or shall violate any condition, restriction, covenant or agreement herein for ten (10) days after the Lessors shall have given written notice thereof to the Lessee, then the Lessors may enter the premises and expel the Lessee therefrom without prejudice to any other remedy. Notice to quit or surrender possession and all other formalities connected with the re-entry by the Lessors is waived expressly hereby in the event of such default and the obligation of the Lessee hereunder shall not cease and the Lessee shall be liable for any loss or damage to the

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