

(8) Right of Entry. Lessor may enter Premises at reasonable hours to exhibit Premises to prospective purchasers or tenants, to inspect Premises to see that Lessee is complying with all its obligations hereunder, and to make repairs required of Lessor under the terms hereof or repairs to any adjoining space.

(9) Subletting. Lessee will not assign this Lease, nor let or sublet the whole or any part of Premises without the prior written consent of Lessor. If Lessee shall request Lessor to consent to Lessee's letting or subletting of the Premises or any portion thereof to be used for purposes which shall not depreciate the value of said Premises or the value of the property adjacent thereto, and which shall not be extra-hazardous on account of fire or otherwise, and Lessor shall refuse or neglect to give such consent, Lessee thereupon may let or sublet said Premises, either in whole or in part, without Lessor's consent, Lessee, however, in such event remaining liable to Lessor for the performance of all its covenants in this Lease except its covenant not to let or sublet without Lessor's consent.

(10) Eminent Domain. If by exercise of the right of eminent domain, or seizure, or appropriation of space in Premises by lawful authority, an untenable condition is created, Lessee shall have the option to terminate this Lease; but if such an untenable condition is not thereby created, then the stated rental shall abate pro rata according to the space seized or appropriated.

(11) Fire or Other Damage. In case Premises are so damaged or injured by fire or other cause as to be untenable, Lessor, at its option, shall have the right to repair and restore Premises to tenantable condition within sixty (60) days of the damage, and the rent shall abate during the period Premises are untenable. Should Premises not be restored within the said sixty (60) days, either Lessor or Lessee may terminate this lease by giving the other party written notice of its intention to terminate (within ten (10) days) following the expiration of such sixty (60) days.

(Continued on next page)