

shall be furnished by either party to the other, in writing, notice shall thereafter be sent to the new address.

13. The failure of the Landlord or the Tenant to take advantage of any default on the part of the Landlord or Tenant, as the case may be, shall not be construed as a waiver thereof, nor shall any customs or practice which may grow between the parties in the course of administration of this instrument be construed to waive or lessen the rights of the Landlord or Tenant to insist upon the provisions hereof.

14. Tenant shall not, without the prior written consent of Landlord endorsed hereon, assign this lease or any interest hereunder, or sublet premises or any part thereof, or permit the use of premises by any party other than Tenant. Consent to any assignment or sublease shall not destroy this provision, and all later assignments or subleases shall be made likewise only on the prior written consent of Landlord. Assignee of Tenant, at option of Landlord, shall become directly liable to Landlord for all obligations of Tenant hereunder, but no sublease or assignment by Tenant shall relieve Tenant of any liability hereunder. Consent to assign shall not be unreasonably withheld.

15. This lease agreement executed by the Landlord and Tenant, in duplicate, merges all understandings and agreements between the parties hereto with respect to the leased premises, and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified, except upon the written consent of the Landlord or Tenant, which written consent shall be executed in duplicate and attached to and become a part of the duplicate and original of this lease.

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