

from the Lessee to the Lessor, the Lessee, in addition to all other remedies now or hereafter provided by law, may, at its election, perform such covenant or agreement for or on behalf of the Lessor, or make good any such default, and any amount or amounts which the Lessee shall advance pursuant thereto shall be repaid by the Lessor to the Lessee on demand. And if the Lessor shall not repay any such amount or amounts upon demand, the Lessee may deduct the same from the next installment or installments of rent to accrue under this Lease.

EXPIRATION

20. The Lessee covenants and agrees that it will at the expiration of the term of this Lease, or any renewal or extension hereof, yield and deliver up the premises in like condition as when taken, except as herein otherwise provided, reasonable wear and tear, damage by fire, the elements, and other causes beyond the control of the Lessee excepted.

ASSIGNING
AND
SUBLETTING

21. The Lessee shall not assign this Lease without the prior written consent of the Lessor, except to a successor of substantially all of that business of Lessee which is transacted in said premises. The Lessee shall have the right to sublease all or any part of the said premises for any lawful purpose at any time during the term hereof, it being expressly understood, however, that the Lessee shall at all times remain responsible for the payment of rents and performance of all terms and conditions of this Lease. Subject to the foregoing, all the provisions hereof shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

QUIET
ENJOYMENT

22. The Lessor agrees that the Lessee, upon paying the rent and performing the covenants of this Lease, may quietly hold and enjoy the demised premises during the term hereof, or any renewal or extension hereof.