

design or construction of the building, without the written consent of the Lessor herein. Any alterations, changes, additions or improvements made by Lessee, after obtaining Lessor's consent, shall remain on the premises as part of the Lessor's property.

IX.

Failure of the Lessor to take advantage of any default on the part of the Lessee shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waiver or lessen the rights of the Lessor to insist upon the provisions hereof.

X.

This Lease Agreement executed by the Lessor and Lessee in duplicate merges all understanding and agreements between the parties hereto with respect to the leased premises and shall constitute the entire lease agreement. This Lease agreement shall be binding upon the parties hereto their respective successors, executors, administrators, heirs and assigns.

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