

such lien or claim. Should any such lien or claim be placed upon or asserted against the leased premises, or any part thereof, and ripen into a judgment which has become final or from which the Lessee has not appealed, the Lessor, at its sole option, may pay any such judgment and clear the leased premises therefrom; and any money so paid out by the Lessor on account of any such judgment shall be repaid by the Lessee to the Lessor with the next due monthly rent installment, together with interest at the highest legal rate from the time of payment by the Lessor until repaid by the Lessee.

ARTICLE 13

No Assignment

The Lessee shall not have the right to assign this Lease in whole or in part without the prior written consent of the Lessor, which consent shall not be unreasonably withheld; provided, however, that the foregoing shall in no way be deemed or construed to prevent or limit the right of Lessee to sublease the leased premises or any part thereof, or to encumber the estate of Lessee therein by leasehold mortgage, deed of trust, or other security instrument.

ARTICLE 14

Waiver

The waiver by Lessor of any breach of any agreement, term, covenant or condition herein contained shall not be deemed to be a waiver of any subsequent breach of the same or any other agreement, term covenant or condition herein contained. The subsequent acceptance of rent hereunder by Lessor shall not be deemed to be a waiver of any preceding breach by Lessee of any agreement, term, covenant or condition of this Lease other than the failure of Lessee to pay the particular rental so accepted, regardless of Lessor's knowledge of such preceding breach at the time of acceptance of such rent.

ARTICLE 15

Lessor's Right to Inspect

Lessor or its agents shall have access at any and all reasonable times to the leased premises and the improvements thereon for the purpose of inspecting and examining the condition of the leased premises.

(CONTINUED ON NEXT PAGE)