

relating to the demised premises shall be paid by Lessee.

THIS LEASE IS MADE SUBJECT TO THE FOLLOWING ADDITIONAL COVENANTS, CONDITIONS, RESERVATIONS AND PROVISIONS:

SUBJECT TO EASEMENTS, ETC.

1. This lease is made subject to all existing and future zoning laws, ordinances, statutes, and governmental regulations affecting or pertaining to the use or occupancy of the premises. This lease is also made subject to all existing rights of way, easements, limitations, and encroachments of every kind, whether or not of record, affecting said premises or any part thereof.

BUILDINGS, IMPROVEMENTS

2. Lessee shall have the right, at its own cost and expense, to construct on any part or all of the demised premises, such buildings, parking areas, driveways, walks, gardens, and other similar or dissimilar improvements related to the purposes of the demised premises as stated herein as Lessee shall determine, provided that the same shall be in compliance with all then applicable building codes, ordinances, statutes and governmental regulations, and provided further that complete plans and specifications therefor are first submitted in writing to Lessor and Lessor's approval in writing is obtained for the same, and Lessor agrees not to unreasonably withhold such approval.

ALTERATIONS, ETC., BY LESSEE

3. Lessee may, at its option and at its own cost and expense, at any time and from time to time, make such alterations, changes, replacements, improvements and additions in and to the demised premises and buildings and improvements thereon related to the use purposes of the demised premises as stated herein as it may deem desirable, upon condition, however, that the plans and specifications therefor are first submitted in writing to Lessor and Lessor's approval in writing is obtained for the same, and upon the further condition that any such alterations, changes, replacements, improvements, or additions proposed by the Lessee shall not materially reduce in value or adversely affect the demised premises. Any removal or demolition of buildings or structures shall be replaced with buildings or structures of equal or greater value.

TITLE TO IMPROVEMENTS

4. Until the expiration or sooner termination of this lease, title to any and all building or buildings, structures, or improvements situated or erected on the demised premises and fixtures used in connection therewith installed thereon, and all alterations, changes, or additions thereto shall remain solely in the Lessee, and the Lessee alone shall be entitled to deduct all depreciation on Lessee's income tax returns for the same; however, upon the expiration or sooner termination of this lease, all such buildings, structures, improvements and all fixtures shall become a part of the freehold and the property of Lessor.

REPAIRS, MAINTENANCE, UTILITIES, ETC.

5. Lessee shall, at all times during the term of this lease, and at its own cost and expense, keep and maintain or cause to be kept and maintained in good condition (ordinary wear and tear excepted) all buildings and improvements at any

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