

(4) Repairs and Renovation. The Lessor covenants and agrees to maintain the premises in a proper manner, to make all necessary repairs thereto, and to keep the same in good condition and state of repair at all times during the term hereof.

The Lessees shall have the right and privilege subject to the prior written consent of the Lessor, at its own cost and expense and without change in rent resulting therefrom (either in the initial term of the lease, or renewal term), to make such alterations, improvements, additions and changes as it may desire in and to the premises in such a manner as it may deem necessary or convenient to promote the interest of its business.

(5) Removal of Trade Fixtures and Equipment. The Lessees shall have the right, from time to time, to place or install in or upon the premises such equipment as it shall deem desirable for conduct for its business. All trade fixtures and equipment so placed in or upon the premises (whether or not readily removable) shall remain the property of the Lessees, and all or any part thereof may be removed by the Lessees, but the Lessees shall be under no obligation to remove the same and may, at its option, surrender all or any part thereof with the premises at the end of the term hereof.

(6) Surrender of Lease to Premises. Upon the expiration of the term of this lease, the Lessees shall surrender the premises to the Lessor in a good condition as at the commencement of the term hereof, reasonable wear and tear acceptable.

(7) Assignment and Subletting. The Lessees may assign this lease or sublet the whole or any part of the premises with the written consent of the Lessor.

(8) Title and Quiet Enjoyment. The Lessor warrants that the Lessor, at the time of the execution of this lease, is lawfully seized and possessed of the premises, that the Lessor has good and marketable title in fee simple thereto and has the full right to lease the same for the term hereof, and so long as the Lessees are not in default hereunder, the Lessees shall peaceably and quietly have, hold, occupy and enjoy the premises and all the appurtenances thereto.