

to relieve LESSEE of further liability under this lease upon the assignee's assumption thereof. LESSEE may assign this lease to anyone without LESSOR'S consent, but with LESSEE remaining liable under this lease.

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**PARKING AREA  
CONDITION**

13. LESSEE covenants and agrees to keep the premises in the parking area and other area of said lot, in a safe and useable condition to include all paving maintenance and repairs.

**UTILITIES**

14. LESSEE agrees to pay all utilities, including water and electrical bills incident to the operation of its business.

**DEFAULT**

15. Failure to pay rental for a period of Sixty (60) days or breach of any of the terms herein shall give unto LESSOR the right, privilege and option to terminate this lease if LESSEE after 30 days' written notice, fails to cure such default and thereafter enter in and take possession of said premises.

**FURNITURE &  
FIXTURES**

16. LESSEE will have the right to remove all furniture and fixtures belonging to LESSEE upon termination of this lease.

**CONDEMNATION**

17. If the whole of the leased premises shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this lease shall cease and terminate as of the date of title vesting in such proceeding and all rentals shall be paid up to that date and the LESSEE shall have no claim against the LESSOR for the value of any unexpired term of this lease. If any part of the leased premises shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, and in the event that such partial taking or condemnation shall render the leased premises unsuitable for the business of the LESSEE, then the term of this lease shall cease and terminate as of the date of title vesting in such proceeding and the LESSEE shall have no claim against the LESSOR for the value of any unexpired term of this lease. In the event of a partial taking or condemnation which is not extensive enough to render the premises unsuitable for the business of the lease, then the LESSOR shall promptly restore the leased premises to a condition comparable to its condition at the time of such condemnation less the portion