

one appraiser to be selected by the Lessee. In the event the two appraiser so selected are unable to agree on the valuation of the land, the two appraisers shall select a third appraiser and the valuation of the land as established by any two of the three appraisers shall be fixed and binding upon the Lessor and the Lessee, their Heirs, Executors and Assigns.

Any improvements placed on the premises by the Lessee shall be at its own expense and Lessee shall be responsible for the upkeep of such improvements during the term of said Lease and such improvements shall be and become property of the Lessor upon the termination of said Lease.

At the expiration of the term of this Lease, Lessee will surrender the premises in good condition and repair, reasonable wear and tear excepted.

After the expiration of the term of the Lease, Lessee may remove its furnishings and such other of its property on the premises as can be removed without damage to the structural part of the building. Any damage caused by such removal shall be repaired by Lessee at its expense.

The Lessee may assign and sublet its interest or any part thereof in this Lease, however, no assignment or subletting shall relieve Lessee, its Heirs, Executors and Assigns, of liability from the performance of its obligations hereunder.