

ARTICLE VII - UTILITIES

Section 7.01 The mechanical equipment, to be furnished and installed within or upon the demised premises by Landlord, shall be delivered to Tenant in proper working condition at the beginning of the term hereunder, and thereafter shall remain under Tenant's exclusive control and Tenant at its own expense shall operate, maintain, repair and make all replacements of such mechanical equipment or any part thereof.

Section 7.02 Tenant is to pay for all utilities consumed upon the demised premises, and Landlord does not covenant that Tenant will have natural gas available.

ARTICLE VIII - OBSERVANCE OF LAWS, REGULATIONS, ETC.

Section 8.01 Tenant shall observe and comply with all laws, regulations and ordinances of all governmental authorities now or hereafter in force applicable to its use and occupancy of the demised premises.

ARTICLE IX - ASSIGN OR SUBLET

Section 9.01 Tenant may sublet or assign the within Lease and the premises covered hereunder to a responsible party, or parties, for the hereinabove specified use and purpose; PROVIDED, HOWEVER, any such assignment or subletting shall not relieve Tenant of any obligation imposed on it under or by the terms and conditions of the within Lease, and the Tenant shall remain and be firmly bound fully responsible for the payment of rent and the performance of all of the terms, covenants and conditions on its part to be performed as set forth in this Lease, but written approval of Landlord shall be obtained for any assignment permitted thereunder.

Section 9.02 Should the Landlord assign (except as collateral security to a mortgagee) or sell its interest in this Lease and the building containing the demised premises, it shall do so upon receiving the express assumption by such assignee or purchaser of all of the Landlord's obligations hereunder, and upon such assumption, Landlord shall be released from any responsibilities or liabilities to Tenant under this Lease from the date of such assignment or sale and Tenant agrees to look solely to such successor in interest for the continued performance of such obligations. In this respect, however, it is

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