

11. Lessee shall have the right and privilege to assign this Lease or sublet said Premises, in whole or in part, for the whole or any part of the term of this Lease, or any extension thereof, upon such terms as to it shall seem best, provided that no such assignment shall relieve Lessee from its liability hereunder and Lessee shall remain liable to Lessor for the performance of all terms, conditions and provisions of this Lease.

12. Lessee agrees to maintain the Premises and any improvements constructed thereon consistent with the remainder of the shopping center and in such a way as not to detract from the said shopping center.

Lessee shall, at its own expense, make all necessary repairs and replacements to the leased property, and improvements, all equipment used in connection with the leased property, and sidewalks, curbs and driveway adjoining or appurtenant to the leased property and shall maintain the property in a clean and sightly manner. Such repairs and replacements, interior and exterior, ordinary as well as extraordinary, and structural as well as nonstructural, shall be made promptly, as and when necessary. All repairs and replacements shall be in quality and class at least equal to the original work. On default of the Lessee in making such repairs and replacements after ten days' notice, the Lessor may, but shall not be required to, make such repairs and replacements for the Lessee's account, and the expense thereof shall constitute and be collectable as additional rent. Lessee specifically covenants, promises and agrees to grade and pave or landscape the embankment Lessee at its sole expense shall comply with all laws, orders, and regulations of federal, state, and municipal authorities, and with any direction of any public officer, pursuant to law which shall impose any duty upon the Lessee with respect to the leased property. The Lessee, at its sole expense, shall obtain all licenses or permits which may be required for the conduct of its business within the terms of this Lease, or for the making of repairs, alterations, improvements, or additions, and the Lessor where necessary will join with the Lessee in applying for all such permits or licenses.

on the northerly line of the premises where it adjoins Family Marts' parking lot.

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