

purpose of this Lease and shall require the written consent of Lessor. Any consent by Lessor to any assignment or subletting shall not constitute a waiver of the necessity for such consent to any subsequent assignment or subletting. In the event that Lessee shall at any time, during the term of this Lease or any renewal or extension hereof, or any other holdover occupancy, sublet all or any part of the leased premises or assign this Lease, either with the consent of Lessor, then, and in such event, it is hereby mutually agreed that Lessee shall nevertheless remain primarily liable under all of the terms, covenants and conditions of this Lease. If this Lease be assigned, or if the leased premises or any part thereof be subleased or occupied by anybody other than Lessee, Lessor may collect from the assignee, sublessee or occupant all rental or other charges herein reserved, but such collection by Lessor shall not be deemed an acceptance of the assignee, sublessee or occupant as a tenant nor a release of Lessee from the performance by Lessee of Lessee's obligations under this Lease.

14. Surrender of Leased Premises. Lessee agrees to surrender the leased premises at the expiration or earlier termination of this Lease, or extension hereof, or any other holdover occupancy, in as good condition as when the leased premises were delivered to Lessee, ordinary wear, tear and damage or loss by the elements, fire, casualty or any of the perils comprehended by the standard extended coverage insurance clause excepted.

15. Holdover. Should Lessee hold over the leased