

thereof, Lessee will surrender the Demised Premises in as good condition as they now are.

4. SUBLEASING. Subletting, or subleasing the premises, or any part thereof, or the assignment of this Lease, may not be done without the written consent of the Lessors which shall not be unreasonably withheld.

5. QUIET ENJOYMENT. Lessors covenant and agree that Lessee, on paying the rent and observing and keeping the covenants, agreements and stipulations of this Lease on its part to be kept, shall lawfully, peaceably and quietly hold, occupy and enjoy Demised Premises during demised term without hindrance, ejection or molestation.

The Lessors covenant and warrant that they are lawfully seized of the Demised Premises and have good, right and lawful authority to enter into this Lease for the full term aforesaid and that Lessors will put the Lessee in actual possession of the Demised Premises as improved at the beginning of the term aforesaid.

6. EMINENT DOMAIN. If the Demised Premises, or any part thereof, shall be taken in any proceeding by the public authorities by condemnation, threat of condemnation, or otherwise, for any public or quasi-public use, Lessee shall be entitled to an abatement of the rent hereinabove reserved to the Lessors based upon the extent to which such taking causes a curtailment of the Lessee's business upon the Demised Premises.

If such taking shall render the Demised Premises wholly unusable by the Lessee for the purposes of its business, then and in that event, the Lessee may, at its option, forthwith cancel this Lease as of the date upon which it ceased to do business upon the Demised Premises.

Any damage suffered by the Lessee as the result of any such taking, shall be recoverable by the Lessee from the condemnor through the Lessors.

7. LESSEE HOLDING OVER. If the Lessee remains in

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