

ARTICLE IV

ASSIGNING OR SUBLETTING

The Lessee shall not let or sublet the whole or any part of said premises, nor shall he sell or assign this Lease without the written consent of the Lessor. Lessor's consent shall not be unreasonably withheld.

ARTICLE V

WASTE, GOVERNMENTAL REGULATIONS, IMPROVEMENTS

The Lessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances therein and shall in the use and occupancy of the premises conform to all laws, orders, regulations of the Federal, State and Municipal Governments and any departments thereof applicable to the premises. All improvements made by the Lessee to the premises which are so attached that they cannot be removed without substantial injury to the premises shall become the property of the Lessor upon installation; the Lessee shall not make any alterations, additions or improvements in, to or about the premises without the Lessor's written consent.

ARTICLE VI

COSTS OF COLLECTION OR EVICTION

The Lessee shall pay all costs including a reasonable attorney's fee of Lessor's attorney should

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