

6. The Lessee shall have the right to sublet the premises or to assign this lease or any part thereof to any of its affiliated corporations without the consent of the Lessor, but the Lessee shall not have the right to assign this lease or to sublet the premises or any portion thereof to any other person, firm or corporation without the prior written consent of the Lessor, which consent shall not be unreasonably withheld. Any assignment or subleasing of the premises by the Lessee as permitted herein shall not relieve the Lessee of its obligations hereunder in whole or in part.

7. The Lessor agrees hereby that the Lessee shall have the right to make alterations in or to the leased premises without the prior written consent of the Lessor.

8. The Lessee shall have the right at the end of the lease term, or any renewal or extension thereof, to remove from the leased premises all office furniture, furnishings, equipment, fixtures placed in or upon said premises by the Lessee, but including excluding any heating or air conditioning equipment, counters, water coolers and all other fixtures placed therein by the Lessee; provided, however, that the Lessee shall repair any damage done to the building by reason of the removal of the office furniture, furnishings, equipment and fixtures.

9. If the Lessee shall neglect to make any payment of rent when due or shall neglect to perform or shall violate any condition, restriction, covenant, or agreement herein for ten (10) days after the Lessor shall have given written notice of such violation to the Lessee, then the Lessor may enter the premises and expel the Lessee therefrom without prejudice to any other remedy. Notice to quit or surrender possession and all