

peaceable possession of the premises during the term of the lease or any renewal thereof. Should the Lessor for any reason be unable to place the Lessee in possession of the leased premises on the first day of the term of this lease, the rent shall be abated until the Lessee is given possession. If Lessor is unable to give possession sixty (60) days after such date, the Lessee may, at its option, cancel this lease by written notice to the Lessor.

4. The Lessor may enter the leased premises at reasonable times to inspect said premises and to make repair thereto; and the Lessor may during the last thirty (30) days of the term of this lease, place "For Sale" or "For Rent" signs of reasonable size on the leased property.

5. The Lessee may make such repairs, alterations, or improvements to the leased premises as it may desire, subject to the use of good materials and the use of normal standards of workmanship. The Lessee also agrees to indemnify the Lessor against loss caused by any mechanics' or materialmen's liens against the property based on repairs, alterations, or improvements undertaken by the Lessee.

6. Lessee shall have the right to erect signs on the leased premises and to erect and install such counters, booths, and other property and equipment deemed necessary by Lessee in the operation of its business, and it is specifically agreed between the parties hereto that such property and equipment so erected and installed shall not become a part of the realty, and Lessee shall have the unqualified right to remove any and all such property upon termination of this lease or during the term thereof, provided that Lessee shall repair any damage to walls, floors or ceilings resulting from the removal of such property and equipment.

7. Lessee shall not sublet the leased premises or any part thereof, nor assign this lease, without the written consent of the Lessor, which consent shall not be unreasonably refused; provided, however, that Lessee may sublet the leased premises to any other corporation which is a subsidiary of Domestic Management, Inc., a Delaware corporation.