

and performed. The entry shall be conducted during reasonable business hours and Lessor or Lessor's representative shall conduct the entry with Lessee or Lessee's representative.

ARTICLE 9

Utilities

Section 9.1. Lessee shall pay costs of all utilities furnished to the Demised Premises including, but not limited to, water, gas and electricity, during the Demised Term.

ARTICLE 10

Assignment and Sublease by Lessee

Section 10.1. Lessee may, but only with the prior written consent of Lessor, which shall not be unreasonably withheld, sublet, assign or encumber this Lease to any person or persons, natural or corporate whomsoever, except Lessor will not approve a sublease for any use which will conflict with the zoning laws. In such event, Lessee shall remain primarily liable for the keeping and performance of all of its covenants hereunder including, but not limited to, the prompt and due payment of rent and additional rent. In the event of any assignment or sublease, Lessor agrees to deliver to the assignee or sublessee a nondisturbance agreement acknowledging the assignee or sublessee's rights and agreeing that this Lease shall remain in full force and effect as long as all of Lessee's covenants and obligations hereunder are performed.