

ASSIGNMENT AND SUBLETTING:

198 Lessee shall not assign, transfer, sublease, pledge, hypothecate, surrender, or otherwise encumber or
199 dispose of this lease or estate created by this lease, or any interest in any portion of the same, or permit
200 any other person or persons, company or corporation to occupy the Leased Premises without permission
201 of the Lessor. Such permission shall not be unreasonably withheld by Lessor. Upon Lessor's written
202 approval of a sub-lease, an annual fee equal to ten percent (10%) of the annual sub-lease amount shall
203 be charged to and due from Lessee. The first annual fee payment shall be due to Lessor upon final
204 approval of the sub-lease, and shall be pro-rated, if applicable. For the balance of the term of the sub-
205 lease, the ten percent (10%) annual fee shall be due on the first day of each subsequent calendar year.