

17. Lessee hereby appoints as his agent to receive the service of all dispossessory or distraint proceedings and notices thereunder, and all notices required under this lease, the person in charge of said premises at the time, or occupying premises; and if no person is in charge or occupying the same, then such service or notice may be made by attaching the same on the main entrance to the premises. A copy of all notices under this lease shall also be sent to Lessee's last-known address, if different from premises.

18. Lessee is privileged to remodel or improve the premises, at his own expense, including the installation of new fronts, but Lessee shall make no structural changes to premises without the written consent of Lessor. It is understood and agreed, however, that the rights of any person, firm or corporation that furnishes material or work and labor in connection with the alteration, repair, remodelling or improvement of said premises, shall have no Mechanic's Lien or other lien or claim against the leased premises or the improvements thereon for any balance which might be due and owing by the Lessee to such person, firm or corporation for said material furnished and/or work and labor performed.

19. Lessor may card premises "For Rent" or "For Sale" thirty days before the termination of this lease. Lessor may enter the premises at reasonable hours; to exhibit same to prospective purchasers or tenants; to inspect premises to see that Lessee is complying with all its obligations hereunder; and to make repairs to Lessor's adjoining property.

20. Lessee may at his own expense but in conformity with the requirements of the law and the local regulations of the authorities, erect or permit such signs upon the leased premises as he may deem desirable.

21. Lessee agrees to hold Lessor harmless from any damage or liability whatsoever by reason of injury to persons or damage to property in or about the leased premises on account of the use or condition of the leased premises.