

The Lessor shall pay all charges for the following utility services:

None.

SIGNS

11. The Lessee shall have the right to erect such signs upon the building advertising its business as it may desire and as shall comply with local ordinances, provided that no such sign shall unreasonably obstruct the view of signs belonging to other tenants of the Lessor's building. The Lessor agrees not to permit any other signs to be erected on said building which would obstruct the view of the Lessee's signs from all possible directions.

ALTERATIONS AND FIXTURES

12. The Lessor agrees that the Lessee may at its own expense, from time to time during the term hereof, or any renewal or extension hereof, make such alterations, additions and changes in and to the premises as it finds provided the written consent of the Lessor is first obtained. necessary or convenient for its purposes, / The Lessee shall have no obligation at the end of the term of this Lease, or the end of any renewal or extension hereof, to remove the same or to change the structure or restore the premises to the condition in which they were originally found. Any trade fixtures, equipment and other property installed in or attached to the demised premises by and at the expense of the Lessee shall remain the property of the Lessee, and the Lessor agrees that the Lessee shall have the right at any time, and from time to time, to remove any and all of its trade fixtures, equipment, and other property which it may have stored or installed in the demised premises.

HOLDING OVER

13. It is hereby agreed that in the event the Lessee holds over after the termination of the term of this Lease, or any renewal or extension hereof, the tenancy shall be from month to month in the absence of either a written agreement to the contrary or the exercise by the Lessee of a renewal option expressed in this Lease.

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