

ARTICLE 5SIGNS AND FIXTURESSection 5.01. Tenant's Signs.

(a) The Tenant may erect a removable sign or signs advertising the Tenant and its business on the outside walls and/or roof of the Leased Premises, subject, however, to the approval of Landlord in writing as to size, type and location of said sign or signs, which approval Landlord agrees it will not unreasonably withhold.

(b) Upon the termination of this Lease all such signs shall be removed at the cost and expense of Tenant, same to remain the property of Tenant, and the walls or roof of the building where these signs have been hung shall be repaired and left in good condition at the expense of Tenant.

Section 5.02. Title to Improvements and Fixtures.

All improvements, additions and repairs made to the Leased Premises during the term of this Lease shall, at the expiration of same, become the property of the Landlord, her heirs and assigns, without additional cost.

It is agreed, however, that all trade fixtures installed by the Tenant or his assigns, shall remain the property of the Tenant, and that Tenant (so long as it shall not be in default under the terms and provisions of the within Lease) on termination of this Lease or any any time during the continuance thereof, may remove from said premises such trade fixtures, provided that any damage caused by such removal shall be repaired by Tenant at his own expense and the premises left in good condition, ordinary wear and tear, act of God, or other casualty, excepted. It is specifically understood that trade fixtures shall not include any items installed in or on the demised premises by Landlord.

ARTICLE 6MAINTENANCE OF LEASED PREMISESSection 6.01. Maintenance by Tenant.

Tenant shall be responsible for all maintenance, repairs and replacements necessary to maintain the Tenant's store and trailers in a safe, dry and tenantable condition including all maintenance, repairs and replacements of the plumbing, heating, electrical and/or air conditioning systems and equipment, except as rendered necessary by fire or other casualty covered by the insurance carried by Landlord.

Section 6.02. Maintenance by Landlord.

Landlord shall, at her expense, maintain in good condition and repair only the structural portions of the Leased Premises, the same being only the foundations, sub-flooring, roof and outside walls of the Leased Premises.

Section 6.03. Utilities.

Tenant shall promptly pay when due all charges for sewer, electricity, water, gas, garbage fees or any other utilities consumed in the Leased Premises which are regularly billed to Tenant for services rendered.