

5. Lessee may assign this lease or sublet the premises without the prior written consent of the Lessor.

6. To make no alterations, additions or changes in the main structure of the building on the leased premises without prior written consent of the Lessor.

7. Lessee may install and maintain electric or other artistic signs capable of being illuminated, advertising its business or products sold on the premises, provided that Lessee obtains the necessary permits from proper governmental authorities for the erection and maintenance of said sign or signs.

8. To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by Lessee with the terms hereof.

The Lessor and the Lessee mutually covenant and agree:

a. That if the rent shall not be paid when due, or if the Lessee shall fail to perform any of the other covenants and agreements hereof, the Lessor may give the Lessee written notice of its intention either to declare the rental for the entire term immediately due and payable (and of its intention thereupon to collect the same), or to declare this lease terminated, and thereupon to take immediate possession of the premises, as in the case of a defaulting tenant at will, collecting the rental up to the time of the retaking of such possession; and if said rent shall not have been paid within ten (10) days of receipt by the Lessee of such notice, or if said default of the Lessee in the performance of any of the other covenants and agreements hereof shall not have been made good within ten (10) days of its receipt of such notice, the Lessor may, at any time hereafter, take the action specified in such notice.

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