

(14) It is understood and agreed that the Tenant will use said building and premises for the operation thereon of a cafeteria, restaurant, dining hall, soda fountain, luncheonette, including serving persons in automobiles parked on the premises. The Tenant shall at all times maintain the premises in a sanitary condition, including the removal of all trash or rubbish resulting from serving parked vehicles and shall operate said business in such a manner as to furnish service to the public as is reasonably required.

(15) This Lease shall not be assigned nor the premises or any part thereof sublet without the written consent of the Landlord.

(16) It is agreed that the Tenant shall install fixtures and equipment necessary to carry on the business of the Tenant. Said property shall be considered a part of the realty during the term of this Lease, but the Tenant at the expiration thereof shall have the right and privilege after payment of the rent to the expiration of the Lease of removing all of said trade fixtures and other fixtures of a similar nature which may be installed by or at the expense of the Tenant.

(17) The Tenant is hereby given the privilege to erect, maintain, and use any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the upper or other part of the building, of which the leased premises are a part, provided the same shall comply with the laws, ordinances and regulations applicable thereto of the City, County, and State in which the leased premises are situated; provided, however, said sign(s) are submitted to the Airport Manager for prior approval, which approval shall not be unreasonably withheld.