

TITLE TO REAL ESTATE

14. If Tenant fails to make any of the payments for taxes or insurance premiums which Tenant is obligated to make hereunder, at the times herein provided for, Landlord shall have the right, five days after giving written notice to Tenant, to make payment thereof and if Tenant fails to reimburse Landlord in the amount of such expenditure, together with any interests or penalties which Landlord may have paid, the said sums shall at once become payable by Tenant to Landlord as additional rental hereunder. If Landlord fails to pay taxes charged upon the leased premises which are due and payable by Landlord under this lease before the same become delinquent, or if Landlord fails to pay any other sums or charges which Landlord is obligated to pay and which, upon default of payment, become or remain a lien upon the leased premises which might affect this lease or Tenant's leasehold estate, then Tenant shall have the right, five days after giving written notice to Landlord, to pay the said taxes, charges or sums, together with any interest or penalties or costs which may be due thereon, and Tenant shall thereupon become entitled to recover the same from Landlord or to take credit in the amount of the payments made by Tenant as against any rent or other sums due or to become due hereunder.

USE OF PREMISES

15. Tenant agrees that it will not use or occupy the leased premises, or any part thereof, except as a general merchandise store, of the kind which is now conducted or which may hereafter be conducted by Tenant or by Green United Stores, Inc., in their other places of business in other parts of the United States.

REPAIRS

16. Tenant agrees, during the term hereof, at its own cost and expense, to keep the demised premises in good repair and upon the expiration of the term to deliver the same to the Landlord in good order and condition, reasonable wear and tear, deterioration and depreciation excepted.

TRADE FIXTURES

17. All trade fixtures, furniture and store equipment installed, attached to or placed within the leased building by Tenant or by any other occupants of the premises, for the purpose of operating any business thereon, whether attached or unattached, may be removed at any time during the term of this lease, or upon the expiration thereof; provided the same may be done without damage to the premises other than surface damage, and further provided that Tenant shall repair any damage which may be done to the building or removal of the said fixtures and equipment.

RIGHT OF LANDLORD TO INSPECT PREMISES AND ERECT SIGNS.

18. Landlord shall have the right to enter in and upon the premises during reasonable business hours, for the purpose of examining and inspecting the same and at any time within three months prior to the expiration of the term, Tenant will permit the usual "To let" and "For Sale" signs to be placed on the property and will permit the premises to be shown to prospective tenants or purchasers, but such signs shall not be placed on the doors or in or on any of the show windows or otherwise in such manner as to interfere with any business operation.

REQUIREMENTS OF PUBLIC AUTHORITIES

19. Tenant shall comply with the requirements of the laws and government regulations in respect to the use and maintenance of the leased premises, including sidewalks, but Tenant shall have the right, in good faith, to contest any orders or requirements before any court or other tribunal and during the time of such proceedings Tenant shall not be required to comply therewith until the termination thereof and Tenant shall be responsible for any interest or penalties incurred.

TENANT'S SIGNS

20. Tenant may, at its own expense, but in conformity with the requirements of the law and the local regulations of the authorities erect or permit signs upon the leased premises as it may deem desirable. Landlord agrees to execute such consents or applications for permission to erect such signs as may be required.