

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

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.

RIGHT OF LANDLORD TO INSPECT PREMISES AND ERECT SIGNS

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 displayed in such manner as to interfere with any business operation.

REQUIREMENT OF PUBLIC AUTHORITIES

Tenant shall comply with the requirements of the laws and governmental 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

Tenant may, at its own expense, but in conformity with the requirements of the law and the local regulations of the authorities,