

7. The LESSOR shall permit the LESSEE to erect reasonable signs subject to LESSOR'S prior approval used to promote the business upon which the building is leased, either on the exterior or interior of the building provided it does not damage said building, and should it damage said building, and should it damage said building, said damages shall be repaired by the LESSEE.

8. It is mutually agreed and understood that all fixtures erected in or attached to the premises by the LESSEE may be removed by LESSEE during the term of this Lease, or at any time before the termination of this Lease, provided:

- (a) That the LESSEE shall not then be in default in the performance of any of his agreements herein.
- (b) Such removal shall not permanently injure, damage or disfigure the building, and
- (c) That the removal shall be made before the expiration of this Lease or any extension thereof.

9. The LESSEE shall indemnify and save LESSOR harmless from any and all liability, damage, expense, suits, claims or judgments for injury to person, persons or property on the demised premises, arising from the negligence or illegal or unlawful acts of commission or omission of the LESSEE, its agents, representatives or employees.

10. It is mutually agreed and understood between the parties that if, during the term of this Lease, the premises shall be destroyed by fire, elements or other catastrophe, then this Lease shall not terminate, but shall be suspended for such reasonable time as may be required to reconstruct or repair the premises to a condition equal to or better than the condition thereof prior to such destruction or damage, and the LESSOR shall within a reasonable time reconstruct

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