

Repairs,
Con-
formity
with
Law

11. (a) Tenant shall make incidental repairs to the interior of the leased premises and plate glass replacements, except as provided below. Landlord shall maintain and make all repairs to the exterior and structural portions of the building, entrances to the leased premises, pipes, ducts, wires and conduits leading to and from the leased premises and shall make repairs and replacements to heating and air conditioning equipment, which shall include, but without limitation, replacement of filters and cleaning of coils. Landlord shall make all repairs required by causes not the fault of Tenant, or by fire, casualty or the elements, or by dry rot or termites. The provisions of this paragraph shall be complied with as required from time to time.

(b) Tenant shall comply with the valid requirements of public authorities regarding the manner of the conduct of Tenant's business in the leased premises, but as to the leased premises, Landlord shall make all changes or installations so required.

Signs,
Tenant's
Fixtures

12. Tenant may install and operate interior and exterior electric and other signs, soda fountain machinery and any other mechanical equipment, and in so doing shall comply with all lawful requirements. There shall be no signs on the roof of the leased premises without the written approval of both Landlord and Tenant. Tenant shall at all times have the right to remove all fixtures, machinery, equipment, appurtenances and other property furnished or installed by Tenant or Landlord at Tenant's expense, including, but without limitation, conveyors, lockers, time locks and time lock bolts, it being expressly understood and agreed that said property shall not become part of the premises but shall at all times be and remain the personal property of Tenant and shall not be subject to any Landlord's lien.

Tenant's permanent exterior signs shall be of plastic faced neon. The word "Walgreens" shall be in script letters and shall be 28 feet 2 inches long. Lower case letters thereof shall be 24 inches high and overall height from top of capital letters and ascenders to bottom of descenders shall be 47 inches. The words "Drugs" and "Grill" shall be in block letters which shall be 18 inches high.

Sidewalks

13. Landlord shall not grant any rights in the sidewalk around the leased premises without Tenant's written consent. Should the sidewalk around the leased premises or adjoining premises, or the entrance to the leased premises, be obstructed or blocked by or with the consent of Landlord, Tenant shall be entitled to an appropriate and proportionate abatement in rent.

EMA

(Continued on next page)