

and said Lessors' written approval shall not be unreasonably withheld.

SIGNS

8. Lessee shall have the free and uninterrupted right to erect and maintain signs on the leased premises including the parking lot and front of the building.

PARKING AREAS

9. Lessors will at all times keep all parking areas used by Lessee or Lessee's customers in repair. Such maintenance and repair shall not include removal of snow and ice. Such maintenance and repair shall include, inter alia, lights, and surfacing and resurfacing with a hard surface. It is understood and agreed that the parking area is a common parking area not limited to the exclusive use by Lessee.

ACCESS

10. Lessee will permit said Lessors and the agents of said Lessors to enter upon the leased premises at all reasonable times, to examine the condition thereof, or make such repairs, additions or alterations therein as may be necessary for the safety, preservation or improvement thereof, or of said building.

PLATE GLASS

10a. Lessors will be responsible for the maintenance of the plate glass in the leased premises.

SURRENDER AND DEFAULT

11. Lessee will surrender and deliver up said premises at the end of said term in as good order and condition as the same now are or may be put by said Lessors, reasonable use and natural wear and tear, fire or casualty excepted. If Lessee shall fail to pay the rent specified in this lease, or if any part thereof shall at any time be in arrears and unpaid, or if said Lessee shall fail to keep or perform and observe any of the covenants, agreements, or conditions of this lease on the part of said Lessee to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default service upon Lessee, or if said Lessee shall be adjudged a bankrupt, or shall make an arrangement for creditors, or if the interest of the Lessee herein shall be sold under execution, or other legal process, it shall be lawful for said Lessors, its successors, heirs and assigns, to enter into said premises and again have, repossess and enjoy the same, as if this lease had not been made, and thereupon this lease and everything contained herein,