

12. (a) Tenant shall not attach or maintain on the outer walls, doors, windows or roof any sign, awning aerial, lettering or matter of thing of any kind without Landlord's prior written consent, which consent Landlord may withhold in its absolute discretion.

(b) No sign or lettering shall be approved by Landlord unless said sign or lettering conforms with the "Sign Criteria" attached hereto as Exhibit _. Tenant shall conform with said "Sign Criteria" and shall keep its sign(s) or lettering in good repair. Landlord shall have the right to amend said "Sign Criteria" from time to time and Tenant shall fully comply with any such amendment.

13. Tenant shall not use any advertising device which shall be deemed objectionable to Landlord or other tenants, including loud speakers, radio broadcasts or phonographs.

14. Tenant shall not do anything which may injure the Shopping Center or any part thereof or be a nuisance to other tenants in the Shopping Center.

15. All fixtures installed by Tenant shall be new or thoroughly reconditioned.

Q. B. S. J.

4328 RV-2