

WELLS FARGO

and architectural design and workmanship to the original improvements constructed on the Premises and shall be architecturally compatible and harmonious with the architecture of the adjacent shopping center. All of said alterations and improvements shall be made at the expense of the Lessee, and without obligation upon the Lessor, and shall remain the property of Lessee.

15. It is agreed that the Lessee shall have the right to remove any or all of its equipment and trade fixtures from the Premises at the expiration of this Lease or sooner termination, or any extension thereof, provided that such removal shall not create an unsafe, hazardous or unsightly condition, and that it may enter upon said Premises at any time prior to, or within ten (10) days after the expiration of this Lease, or any extension thereof, for the purpose of removing any of its property and equipment and fixtures located on said Premises, said right being cumulative and in addition to any other rights of removal of its property that Lessee has under the terms of this Lease.

16. In addition to the rights and privileges of Lessee to terminate this Lease for the reasons set forth under the provisions of the preceding paragraphs of this Lease, Lessee shall have the right to cancel and terminate this Lease at any time during the primary term or any renewal or extension term by giving Lessor written notice of such termination at least thirty (30) days prior to the effective date of such termination; provided, however, should Lessee exercise its right to terminate this Lease pursuant to the provisions of this paragraph, Lessee shall pay to Lessor an amount equivalent to the rent that would have been payable under the terms hereof from and after said effective date and for the remaining period of the then current term; said amount shall be discounted however at the rate of five (5%) percent per year in accordance with Table VIII attached hereto and made a part hereof.

17. Lessee agrees to occupy the premises during the term of this Lease and to use the same for the purposes herein leased. Should Lessee fail to occupy the premises or to operate a service

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