

Lease, be used only and exclusively for lawful and moral purposes, and no part of the leased premises or improvements thereon shall be used in any manner whatsoever for any purposes in violation of the laws of the United States, or the State, County and City in which same are located.

Section 4.02. Nuisances

Tenant agrees not to create or allow any nuisance to exist on said leased premises, and to abate any nuisance that may arise and for which Tenant is responsible promptly and free of expense of Landlord.

ARTICLE 5

SIGNS AND FIXTURES

Section 5.01. Tenant's Signs

The Tenant may erect a removable sign or signs advertising the Tenant and its business on the outside walls and/or roof of the leased premises. Upon the termination of this Lease or any renewal thereof, all such signs shall be removed at the cost and expense of Tenant, same to remain the property of Tenant, and the walls or roof of the building where these signs have been hung shall be repaired and left in good condition at the expense of Tenant.

Section 5.02. Title to Improvements and Fixtures

All improvements, additions and repairs made to the leased premises during the term of this Lease shall, at the expiration of same, become the property of the Landlord, his heirs or assigns, without additional cost.

It is agreed, however, that all trade fixtures installed by the Tenant or his assigns, shall remain the property of the Tenant, and that Tenant (so long as it shall not be in default under the terms and provisions of the within lease) on termination of this lease or at any time during the continuance thereof, may remove from said premises such trade fixtures, provided that any damage caused by such removal shall be repaired by the Tenant at his own expense and the premises left in good condition, ordinary wear and tear, act of God, or other casualty, excepted. It is specifically understood that trade fixtures shall not include any items installed in or on the demised premises by the Landlord.

ARTICLE 6

MAINTENANCE OF LEASED PREMISES

Section 6.01. Maintenance by Tenant

Tenant shall be responsible for all maintenance, repairs and replacements necessary to maintain the Tenant's store in a safe, dry and tenantable condition including all maintenance, repairs and replacements of the plumbing, heating, electrical and/or air conditioning systems and equipment, except as rendered necessary by fire or other casualty covered by the insurance carried by Landlord.

Section 6.02. Maintenance by Landlord

Landlord shall, at his expense, maintain in good