

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

COMMON PARKING AREA

Section 5.01. Use by Tenant.

Tenant shall have the right to reasonable use of the common parking area associated with the Leased Premises.

ARTICLE 6

SIGNS AND FIXTURES

Section 6.01. Tenant's Signs.

(A) 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, subject, however, to the approval of the Landlord in writing as to size, type and location of said sign or signs, which approval Landlord agrees it will not unreasonably withhold.

(B) 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 6.02. 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

0104

4328 RV-2