

10. NUISANCE

Lessee agrees not to create or allow any nuisance to exist on said demised premises, and to abate any nuisance that may arise, promptly and free of expense to Lessor.

11. ADVERTISING

The Lessor agrees that the Lessee may, at Lessee's expense, place and maintain signs indentifying its operations along the exterior walls of its building and also free-standing signs located within the demised premises at such locations as Lessee shall choose as allowed by governing authorities, zoning ordinances or other applicable restrictions.

12. ALTERATIONS OR IMPROVEMENTS

The Lessor grants Lessee and the Lessee reserves the right to make changes or alterations about the said demised premises which it reasonably deems necessary for its efficient usage of the premises without first obtaining the written consent of the Lessor so to do; it being understood and agreed that the Lessee shall not make any changes or alterations which would

- (a) diminish the value of the demised premises or weaken the building improvements erected on the premises or reduce the insurability of same;
- (b) change the general physical appearance of the building improvements.

In all events, the Lessee shall conform with the Building Code and ordinances of the municipality, county and city, and all alterations and/or changes will be made in conformance to good engineering and building practices.

Any such changes or alterations made pursuant to the right granted herein shall be at the expense of the Lessee and without cost to the Lessor and such changes or alterations shall immediately become part of the demised premises and belong to the Lessor.

13. MECHANIC'S LIEN

If any mechanic's liens be filed against the demised premises by reason of work, labor, services or materials supplied or claimed to have been supplied to the Lessee, the Lessee, if same is not disputed by the Lessee, shall cause such lien to be discharged within twenty (20) days after the date such lien is filed; or, if such lien is disputed by Lessee, Lessee shall have the right, at

0036

4328 RV.2