

11. The Lessee agrees to keep and maintain the premises at its sole expense in good state of condition and repair except those items referred to in Paragraph 10. The Lessee also agrees to keep all fixtures pertaining to the heating, air conditioning, ventilating, electrical, plumbing, and sprinkler system (if any) in good order and repair as his sole expense.

SIGNS

12. The Lessee may place or attach to the premises signs or other such identification as needed after receiving written permission from the Lessor. Any signs or other form of identification allowed must conform to City and County ordinances governing at the time.

Any damage caused to the premises by the Lessee's erecting or removing such signs will be repaired promptly by the Lessee at the Lessee's expense.

The Lessee also agrees to have any window or glass identification completely removed and cleaned at his expense promptly upon vacating the premises.

DEFAULT

13. The Lessee agrees to pay rent at the time, in the amount, and in the manner as agreed upon in Paragraph 2 of this lease. The Lessee also agrees that rent shall be due at the specified time without any notice, bill, reminder, or demand from the Lessor or the Lessor's Agent.

It is mutually agreed that any one or more of the following enumerated events shall constitute and be referred to as a "Default":

(A) If the Lessee fails to pay rent at the time, in the amount, and in the manner agreed upon and remains in default for ten (10) days after the stated time; or

(B) If the Lessee fails to perform any of the terms or provisions of this lease other than paying rents when due, and fails to cure such default within ten (10) days after receiving written notice of default from the Lessor or the Lessor's Agent; or

(C) If the Lessee is declared bankrupt or insolvent by judicial decree; or files any type proceedings in Bankruptcy Court; or

(D) If the Lessee takes the benefit of any federal reorganization or composition proceedings; or

(E) If the Lessee makes a general assignment for benefit of creditors; or

(F) If the Lessee's leasehold interest in this lease is sold under any process of law; or

(G) If a trustee in bankruptcy or a receiver is appointed or elected for the Lessee; or

(H) If the Lessee abandons the premises.

W.C.H.

W.C.H.
SWH

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