

act to injure the reputation of said Center, nor place on or about the outside of said premises any antenna, loud speaker, amplifier or other sound device where the same may be seen or heard outside the premises.

(b) Make any alterations, additions or decorations of any kind or do any painting either inside or outside the premises other than normal upkeep and maintenance of the premises.

(c) Use any plumbing fixtures for any purpose other than that for which they were constructed, and any expense for damages resulting from the violation thereof shall be borne by Lessee. Lessee shall not make, paint, drill or deface any portion of said premises.

(d) Bring upon said premises any machinery or equipment not reasonably necessary for the proper conduct of Lessee's stated use of the premises nor overload any floors. Lessor may direct the routing and location of safes or other heavy equipment.

(e) Use or permit to be used any area other than designated service parking areas for truck delivery or pick-up of merchandise or supplies to or from the premises.

The giving or withholding of consent or approval by Lessor shall in every case be subject to Lessor's absolute, sole, uncontrolled discretion.

9. Lessee shall, during the entire term, at Lessee's own cost and expense, keep in force and effect by advance payment of premiums a policy or policies of plate glass insurance covering or insuring all plate glass in or on the premises against the hazards of breakage as comprehended by such standard policies. Lessee shall be responsible for the replacement of any broken glass on the premises and if Lessee fails to obtain such insurance and keep same in force, Lessor may obtain such insurance and Lessee shall promptly pay the premium thereof.

10. Lessee shall, during the term, at Lessee's expense maintain the interior of the premises, including all heating, plumbing and electrical fixtures. If Lessee does not maintain the premises and make repairs promptly and adequately, Lessor may, but need not, do so and Lessee shall promptly pay the reasonable cost thereof. At any time, Lessor may at Lessor's expense make repairs, alterations or improvements in or to the building or any part thereof, including the premises, and during operations may do all things necessary in connection therewith, all without any liability to Lessee by reason of interference, inconvenience, annoyance or loss of business.

11. Lessee shall keep all adjacent or contingent sidewalks and all entrances, interior and exterior window glasses, passages, corridors, and approaches and exits used in connection with the premises cleared from all snow, ice, trash and obstructions of any kind and keep same in a clear and sightly condition. The Lessor shall maintain the parking area, delivery area and sidewalks in a state of good repair.

12. Exterior signs of Lessee shall be subject to the absolute control of Lessor and the exercise of Lessor's sole, uncontrolled discretion as to type of sign to be permitted to Lessee and then as to its location, color, size, design and material. Prior to the termination of this lease, Lessee at Lessee's expense shall remove all exterior signs, including all brackets, bars, supports, braces and wiring, and shall repair the exterior of the premises or building, all to the satisfaction of the Lessor. Lessee shall not erect, or install any exterior sign of whatever nature, or any window or door sign, lettering, placard or other advertising matter as painted upon or posted or otherwise affixed to the exterior or interior of any window or door or glass thereof, without in each case Lessor's advance written consent which in each case may be withheld. It is agreed that Lessee may construct or paint signs on the rear of this building.

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