

surfacing and resurfacing with a hard surface such as asphalt. It is understood and agreed that the parking area is a common parking area and is limited to the nonexclusive use by the LESSEE and its customers.

9. ALTERATIONS AND IMPROVEMENTS - LESSEE may during the continuance of this lease make such alterations or improvements as may be proper or necessary for the conduct of LESSEE'S business or for the full beneficial use of the premises. LESSEE shall pay all costs and expenses thereof (except as otherwise provided) and shall make such alterations and improvements in accordance with applicable laws and building codes in a good and workmanlike manner. The LESSEE shall indemnify and save the LESSOR harmless against all claims or mechanics' liens arising from such alteration or improvements. All alterations and additions to the leased premises shall remain for the benefit of the LESSOR but LESSEE may remove LESSEE'S trade fixtures and equipment as hereinafter provided. No structural changes may be made by LESSEE without the written approval of LESSOR, and said LESSOR'S written approval shall not be unreasonably withheld.

10. The LESSEE agrees that all signs to be erected or to be placed on the exterior of the demised premises by the LESSEE shall be subject to the approval of the LESSOR and the LESSOR agrees not to unreasonably withhold its approval so long as said sign is in general conformity as to size and locations, with other signs on the buildings located on the entire premises.

11. ACCESS - LESSEE will permit the said LESSOR and the agents of said LESSOR to enter upon the leased premises at all reasonable times, to examine the condition thereof, or make such repairs, additions or alterations therein as may be necessary for the safety, preservation or improvement thereof.

12. DEFAULT - It is understood that if the LESSEE shall neglect to make any payment of rent when due, or neglect to do or perform any matter or thing herein agreed to be done and performed by it, and shall remain in default thereof for a period of thirty (30) days after written notice from LESSOR calling attention to such default, the LESSOR may declare this lease terminated and take possession of said premises without prejudice to any other legal remedy it may

(Continued on next page)