

said premises. Lessee shall at once report in writing to Lessor any defective condition known to him which Lessor is required to repair, and failure to so report such defects shall make Lessee responsible to Lessor for any liability incurred by Lessor by reason of such defect.

Repairs
by
Lessee

11. Lessee accepts or will accept the leased premises in their present or when completed condition and as suited for the uses intended by Lessee. Lessee shall, at his own expense, keep and maintain the said premises and appurtenances and every part thereof, in good order, and repair except portions of premises to be repaired by Lessor under terms of Paragraph 10. Lessee agrees also to keep all fixtures pertaining to heating, air conditioning, water, sewer, electrical and sprinkler system, (if any), in good order and repair and agrees also that he is liable for any damage to such heating, air conditioning, water, sewer, electrical and sprinkler systems, (if any), if such damage is due to negligence of Lessee. Lessee agrees to return said premises to Lessor at the expiration of this lease in as good condition and repair as when first received, natural wear and tear, damage by storm, fire, lightning, earthquake or other casualty alone excepted.

Painting
and
Redecorating

12. The Lessee shall redecorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance.

Signs

13. Lessee will be required to install and maintain electric or other artistic signs capable of being illuminated, advertising its business or products sold in the demised premises, provided that Lessee obtains the necessary permits from proper governmental authorities for the erection and maintenance of said sign, and the prior approval and consent of the Lessor as to size, design and location of the sign on the premises, which approval will not be unreasonably withheld.

Rubbish
Removal

14. The Lessee shall keep the premises clean, both inside and outside, at its own expense, and will remove the ashes, garbage, excelsior, straw and other refuse from said premises. The Lessee shall not burn any materials or rubbish of any description upon said premises. The Lessee also agrees to keep the parking area adjoining said store free from rubbish, dirt, ashes, garbage, excelsior, straw and other refuse. Lessee agrees to keep all accumulated rubbish in covered containers and to have same removed regularly. In the event the Lessee fails to keep the demised premises and other portions heretofore described in the proper condition, the Lessor may cause the same to be done for the Lessee and the Lessee hereby agrees to pay the expense thereof on demand, as additional rent.

Side-
walks

15. The Lessee shall neither encumber nor obstruct the sidewalks adjoining said premises nor allow the same to be obstructed or encumbered in any manner, and keep said sidewalks free of ice, snow, rubbish and dirt. The Lessee shall not place or cause to be placed any merchandise, vending machines or anything on the sidewalk or exterior of premises without written consent of the Lessor.

Parking
Area

16. Lessee shall have a nonexclusive right of use of all streets, driveways, and alleys adjoining said premises. Public parking areas provided by Lessor in and about the shopping center are acknowledged to be intended primarily for use by customers in said shopping center. Lessee shall not, and shall not permit its employees to use said parking areas, the streets, alleys, or vacant lands in said shopping center for the parking or storage of any automobiles, trucks, or vehicles owned or used by them except as may be approved and designated in writing by Lessor, and Lessee, on request of Lessor, within five (5) days thereof, shall furnish to Lessor a written statement of the names of all employees, agents, and representatives employed in or at the premises by Lessor, and the license registration number of all vehicles owned or used by Lessee or by such employees, agents, or representatives.