

increasing sales and otherwise, to floodlight and generally maintain the parking area and common ways of the entire project. To that end, Landlord agrees to pay as and when bills are rendered therefor, the following costs incurred in maintaining the shopping center parking areas and common ways: costs of painting, lighting, cleaning, premiums on insurance policies, sewage and garbage disposal, installation and removal of community projects, extermination, policing and general maintenance applicable to the parking areas, walks and ways and other areas common to all occupants of the shopping center.

ELEVEN. PARKING. In addition to the premises, Tenant shall have the non-exclusive use, in common with the Landlord, other Tenants, their guests and invitees of such loading facilities, and other facilities, as may be designated from time to time by Landlord, subject to the terms and conditions of this lease agreement and to reasonable rules and regulations for the use thereof as prescribed from time to time by Landlord.

If the Landlord designates an employee parking area, Tenant and its employees shall not park cars in parking areas provided for the customers. In no event shall Tenant or its employees park cars where there is a rear entrance; all loading and unloading of goods shall be made at the rear entrance. Tenant agrees upon written notice from Landlord it will, within five (5) days, furnish Landlord with the state automobile license numbers assigned to its cars and the cars of all its employees. In no event will the parking area be less than three (3) square feet of parking for each two (2) square feet of rentable space.

TWELVE. SIGNS AND DISPLAYS. Tenant shall have the right throughout the lease term, at its own cost and expense to erect and maintain a sign or signs advertising its business and such signs may be displayed and placed either in the interior of the leased store or on the front and rear thereof. However, before any outside or window signs, awnings or display be erected, attached or placed on the