

20. Signs: Lessee shall have the right, subject to the approval of the Lessor, which approval shall not be unreasonably withheld, to install and maintain signs at such places upon the demised premises as Lessee, in its sole discretion, may desire; provided, said installation complies with the laws affecting said location. Upon the expiration of this Lease, Lessee shall remove any such signs placed upon said premises and shall repair any damage to the demised premises caused by the erection or removal thereof.

21. Indemnity: Lessee agrees to indemnify and hold Lessor harmless against any and all expenses, loss or liability paid, suffered or incurred as a result of any breach by Lessee of any covenants or conditions of this Lease or the negligence of the Lessee, its agents or employees.

22. Title and Quiet Enjoyment: Lessor warrants and covenants to Lessee that Lessor is, at the time of the execution of these presents, lawfully seized and possessed of the demised premises in fee simple and that it has a good and marketable title thereto and has the full right to lease the same for use of professional purposes for the term aforesaid, and that as long as Lessee is not in default hereunder, the Lessee may peaceably and quietly have, hold, occupy and enjoy the demised premises and all the appurtenances thereto without hindrance on the part of the Lessor. In connection herewith, Lessor agrees to warrant and defend Lessee to such peaceful and quiet use and possession of the demised premises against the claims of all persons claiming by, through or under Lessor.

23. Notices: Any notice or demand under the terms of this Lease or under any statute which must or may be given or made by a party hereto shall be in writing and shall be given or made by certified mail addressed to the respective parties as follows:

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