

fronts, but Lessee shall make no structural changes to premises without the written consent of Lessor. It is understood and agreed, however, that the rights of any person, firm or corporation that furnishes material or work and labor in connection with the alteration, repair, remodelling or improvement of said premises, shall have no Mechanic's Lien or other lien or claim against the leased premises or the improvements thereon for any balance which might be due and owing by the Lessee to such person, firm or corporation for said material furnished and/or work and labor performed.

23. Lessor may card premises "For Rent" or "For Sale" thirty days before the termination of this lease. Lessor may enter the premises at reasonable hours: to exhibit same to prospective purchasers or tenants; to inspect premises to see that Lessee is complying with all its obligations hereunder; and to make repairs to Lessor's adjoining property.

24. Lessee may at its own expense but in conformity with the requirements of the law and the local regulations of the authorities, erect or permit such signs upon the leased premises as it may deem desirable.

25. Lessee agrees to hold Lessor harmless from any damage or liability whatsoever by reason of injury to persons or damage to property in or about the leased premises on account of the use or condition of the leased premises.

26. Lessor covenants and agrees to promptly pay all Federal, State, County, and Municipal taxes, levies, and assessments charged against the real estate and building constituting leased premises, and keep the said premises free from any lien for such taxes or assessments or from foreclosure of any such mortgage, so that Lessee's lease shall not be jeopardized for non-payment of any of the aforesaid items.

27. In the event of failure of Lessor to pay any taxes or assessments against the real estate constituting the leased premises or any mortgages or mortgage interests against the leased premises, Lessee may at its option pay said taxes, assessments,