

including loading areas allocated for its use, clean and free from rubbish and dirt at all times and will store all trash and garbage within the leased premises and arrange for its removal at its expense; that it will not burn any trash or garbage on the demised premises or any part of the Shopping Center without the written consent of Landlord.

(c) That it will not maintain or display any sign, lettering or lights in the exterior of the leased premises or on the interior of any show windows unless approved by Landlord; that it will keep its display windows electrically lighted during such periods of time as may from time to time be established for other retail establishments in the Shopping Center.

(d) That all receiving and delivery of goods and merchandise and all removal of garbage and refuse will be made in accordance with such reasonable regulations as may from time to time be made by Landlord.

(e) That it will join and maintain its membership in an association of the merchants engaged in business in the Shopping Center, provided the dues do not exceed \$50 per year, and will abide by all decisions of such association, as may be approved by Landlord, designed to promote the general good of the Shopping Center.

(f) That it will not assign this lease, nor sublet the premises, in whole or in part, without the written consent of Landlord; provided, however, that the Landlord will not unreasonably withhold such consent.

(g) That it will pay for all water, heat, gas, electricity that it may require for its purposes.

(h) That it will, at its expense, make all repairs and replacements not hereinafter expressly assumed by Landlord, including but not being limited to the repair of all plumbing, toilets, heating and air conditioning equipment and the replacement of all broken or damaged glass; that it will redecorate the interior, from time to time, when necessary to put the premises in first

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