

fronts, but the Lessee shall make no structural changes to the premises without the written consent of the Lessor. It is understood and agreed, however, that no person, firm, or corporation that furnishes material or work and labor in connection with the alteration, repair, remodeling, or improvement of said premises shall have any 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 firm, person, or corporation for said material furnished and/or work and labor performed.

17. The Lessor may card the premises "For Rent" or "For Sale" thirty (30) 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.

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

19. The Lessee agrees to hold the 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.

20. In the event of failure of the 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, the Lessee may, at its option, pay said taxes, assessments, mortgages, or mortgage interest and deduct the amount

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