

maintenance of said sign, and the prior approval and consent of the Lessor as to size, design and location of the sign on the premises, which approval will not be unreasonably withheld.

10. The Lessee shall keep the premises clean, both inside and outside, at its own expense, and will remove the ashes, garbage, excelsior, straw and other refuse from said premises. The Lessee may burn any materials or rubbish of any description upon said premises unless prohibited by applicable law. The Lessee also agrees to keep the parking area adjoining said store free from rubbish, dirt, ashes, garbage, excelsior, straw and other refuse. Lessee agrees to keep all accumulated rubbish in covered containers and to have same removed regularly. In the event the Lessee fails to keep the demised premises and other portions heretofore described in the proper condition, the Lessor may cause the same to be done for the Lessee and the Lessee hereby agrees to pay the expense thereof on demand as additional rent.

11. The Lessee shall neither encumber nor obstruct the sidewalks adjoining the said premises nor allow the same to be obstructed or encumbered in any manner, and keep said sidewalks free of ice, snow, rubbish and dirt. The Lessee shall not place or cause to be placed any merchandise, vending machines or anything on the sidewalk or exterior of premises without written consent of the Lessor.

12. Lessee shall have a non-exclusive right of use of all streets, driveways, and alleys adjoining said premises. Public parking areas

(Continued on next page)