

IX.

ERECTION OF SIGNS

Tenant may install and maintain such external signs on or about walls of the leased premises as it may desire, at its expense, and the same may be removed by Tenant, at its expense, upon the termination of this lease; provided that the leased premises shall be left in the same condition as it was prior to removal.

X.

PAYMENT OF UTILITIES

Tenant agrees to pay promptly, as same becomes due, all water, electricity, gas and other charges for public utilities used or consumed by Tenant on the leased premises.

XI.

RECIPROCAL WAIVER OF SUBROGATION

Subject to the approval of the respective insurers of Landlord and Tenant, and as may be permitted by the fire and extended coverage insurance policies of Landlord and Tenant, Landlord hereby waives any and all rights of recovery against tenant for any loss by insured peril occurring to the building or other improvements situated on the leased premises, and hereby agrees not to assign to any insurer any right or cause of action for any insured damage which may occur during the term of this lease; and Tenant does hereby waive any and all rights of recovery against Landlord for loss by insured peril occurring to any furniture, fixtures or other leasehold improvements of Tenant or to the merchandise or stock of goods of Tenant, situated on the leased premises, and hereby agrees not to assign to any insurer any right or cause of action for any insured damage to said property which may occur during the term of this lease.

XII.

SUBLETTING LEASED PREMISES

Tenant shall not assign or sublet the leased premises, either in whole or in part, to any other person, firm or corporation without

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