

SIGNS

Lessee shall have the free and uninterrupted right to erect and maintain one sign on the leased premises in front of the building.

PARKING AREAS

It is understood between the parties that the parking area is a common parking area and not limited to the exclusive use of the Lessee.

ACCESS

Lessee will permit said Lessor and the agents of said Lessor to enter upon the leased premises at any reasonable times, to examine the condition thereof, as may be necessary for the safety and preservation of said building.

SURRENDER AND DEFAULT

Lessee will surrender and deliver up said premises at the end of said term in as good order and condition as the same now are, reasonable use and natural wear and tear, fire or casualty excepted. If Lessee shall fail to pay the rent specified in this lease, or if any part thereof shall at any time be in arrears and unpaid, or if said Lessee shall fail to keep and perform and observe any of the covenants, agreements or conditions of this lease on the part of said Lessee to be kept, performed and observed, and if any of the aforesaid defaults are not cured within thirty (30) days from date of written notice by registered mail of such default service upon said Lessee, or if said Lessee shall be adjudged bankrupt, or shall make an assignment for creditors, or if the interest of the Lessee herein shall be sold under execution of other legal process, it shall be lawful for said Lessor, its successors, heirs and assigns, to enter into said premises and again have, repossess and enjoy the same, as if this lease had not been made, and thereupon this lease, and everything contained herein, on the part of said Lessor to be done or performed, shall cease, terminate and be utterly void, without prejudice, however, to the right of the Lessor to recover from said Lessee all rent due up to the time of such entry.

Should said Lessee, with or without the express or implied consent of said Lessor, continue to hold and occupy said premises after the expiration of the term of this lease, such holding over and beyond

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