

giving ten (10) days written notice to the LESSOR, may make such repairs and may deduct the cost thereof from the rentals due the LESSOR.

LESSOR will at all times keep all parking areas used by LESSEE or LESSEE'S customers in repair. Such maintenance and repair shall not include removal of snow and ice. Such maintenance and repair shall include, inter alia, lighting fixtures, and surfacing and resurfacing with a hard surface such as asphalt.

8. ALTERATIONS AND IMPROVEMENTS - LESSEE may during the continuance of this lease make such alterations or improvements as may be proper or necessary for the conduct of LESSEE'S business or for the full beneficial use of the premises. LESSEE shall pay all costs and expenses thereof (except as otherwise herein provided) and shall make such alterations and improvements in accordance with applicable laws and building codes in a good and workmanlike manner. The LESSEE shall indemnify and save the LESSOR harmless against all claims or mechanics' liens arising from such alteration or improvements. All alterations and additions to the leased premises shall remain for the benefit of the LESSOR but LESSEE may remove LESSEE'S trade fixtures and equipment as hereinafter provided. No structural changes may be made by LESSEE without the written approval of LESSOR, and said LESSOR'S written approval shall not be unreasonably withheld.

9. SIGNS - LESSEE shall have the free and uninterrupted right to erect and maintain signs on the leased premises.

10. ACCESS - LESSEE will permit said LESSOR and the agents of said LESSOR to enter upon the leased premises at all reasonable times, to examine the condition thereof, or make such repairs, additions or alterations therein as may be necessary for the safety, preservation or improvement thereof.