

14. UNPERFORMED COVENANTS OF LANDLORDS MAY BE PERFORMED BY TENANT If the Landlords shall fail to perform any of the affirmative covenants to be performed by the Landlords pursuant to this lease, or if the Landlords should fail to make any payment which they herein agree to make, including payments secured by a mortgage or deed of trust on the premises, then the Tenant may, at its option, after notice to the Landlords, perform such affirmative covenant, or make any such payments, as the Landlords' agent, and in the Tenant's sole discretion as to the necessity therefor, and the full amount of the cost and expense entailed, or of the payment so made, shall immediately be owing by the Landlords to the Tenant. The Tenant shall have the right to deduct the amount thereof, together with interest at the legal rate thereon, from the date of payment, without liability of forfeiture, out of rents then due or thereafter coming due hereunder. Tenant shall have a lien on the demised premises and on the premises of which the demised premises are a part, to secure the repayment of any such amount with interest. The option given in this paragraph is for the sole protection of the Tenant, and its existence shall not release the Landlords from any obligation to perform any of the covenants herein provided to be performed by the Landlords, or deprive the Tenant of any legal right which it may have by reason of any such default by the Landlords

15. SIGNS. Tenant shall have the right to place signs or other advertising devices, electrical or non-electrical, at any place on the premises. When erecting such signs, the Tenant shall not injure the building and shall save the Landlords harmless from any damage resulting from the installation or removal of such signs

-7-

(Continued on next page)

XZ