

Lessee herein shall be sold under execution or other legal process, it shall be lawful for the Lessor at his option or his heirs, executors, administrators, successors or assigns to re-enter the premises and again have, possess and enjoy same to the exclusion of the Lessee as if this Real Estate Lease Agreement had not been entered into, and thereupon this Real Estate Lease Agreement shall cease, terminate and be utterly void, without prejudice, however, to the right of the Lessor to recover from the Lessee all rent due up to the time of such re-entry.

10) The Lessee has examined and knows the conditions of the premises and has received same in sufficient good order and repair. No representations as to the condition or repair of the premises have been made by the Lessor prior to or at the execution of this Real Estate Lease Agreement.

11) The Lessee agrees that the Lessor shall not be responsible in any manner for the maintenance or repair of the leased premises during the term of this Real Estate Lease Agreement.

12) The Lessee agrees to keep said premises in good order and repair and to be responsible for any and all damages to said premises caused by the acts of the Lessee or its employees or customers.

13) The Lessee may at its own expense make structural alterations or additions to the premises, provided same do not lessen the value thereof.

14) The Lessee shall indemnify and save harmless the Lessor from and against all mechanic's liens or claims by reason of any maintenance, repair or structural alterations or additions made to the leased premises during the term of this Real Estate Lease Agreement by or at the request of the Lessee.

15) All alterations, additions and improvements to the leased premises made by either party prior to or during the term of this Real Estate Lease Agreement shall remain for the benefit of the Lessor at the termination of this Real Estate Lease Agreement.

16) The Lessee may erect reasonable signs, in keeping with those in the area, used to promote its business, either on the exterior

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