

system and electrical wiring and equipment, servicing the demised premises, which may be necessary during any term hereof.

TAXES

The Tenant shall pay all taxes and assessments levied by public authority on its inventory of merchandise, trade fixtures, equipment, improvements and other property of the Tenant located in or on the demised premises, and all other taxes occasioned by its use of the demised premises.

ENTRY OF LANDLORD

The Landlord shall have the right to enter in and upon said demised premises at all reasonable times for the purpose of (a) examination and inspection thereof, or (b) making nearby repairs, replacements, maintenance, alterations or additions to the parking building.

DEFAULT

It is mutually agreed that this Lease may be terminated by the Landlord for nonpayment of rent at any time remaining unpaid after the expiration of ten (10) days following written notice to the Tenant of nonpayment of the whole or any part of the rent past due, and such termination shall not prejudice the Landlord's right to prosecute any other remedy which it may have for a breach of this Lease.

The breach of any other covenant of this Lease, except as otherwise provided in this Article, shall give the aggrieved party the right to terminate and cancel this Lease at any time after the expiration of thirty (30) days, from written notice thereof to the other party, unless the party in default has commenced such act or acts as shall be necessary to remedy the default and shall complete such act or acts promptly and within a reasonable time.

NOTICES

Wherever in this Lease it shall be required or permitted that notice or demand be given or served by either party to this Lease