

UTILITIES

10. In no event shall LANDLORD be liable for any interruption of failure in the supply of any utilities to the premises. During the term of this Lease Agreement, the TENANT shall pay for all electricity, heat, air conditioning, water, sewage, janitor service, garbage disposal and other utilities or services required by it in the use of the improvements constructed upon the Demised Premises.

SIGNS

11. TENANT may place a sign at the designated area provided for the Demised Premises. Said sign is to be approved by the LANDLORD, which approval shall not be unreasonably withheld, and shall conform to the requirements of the shopping center; provided, however, that the care and maintenance of such sign shall be the sole responsibility of the TENANT.

CLEANLINESS

12. TENANT shall at all times be responsible for the removal of trash and rubbish from the Demised Premises, but may not place same on any exterior sidewalks, driveways, or parking areas.

SECURITY

13. If it should be necessary to provide in the judgment of the LANDLORD and a majority consent of the TENANTS a security patrol for the Demised Premises, TENANT agrees to pay its prorata share (Demised Premises divided by Total Center Premises Leased) of the cost of these patrol or security services.

DEFAULT BY LANDLORD

14. If the LANDLORD shall fail to perform any of the affirmative covenants to be performed by the LANDLORD pursuant to this lease, or if the LANDLORD shall fail to make any payment which it herein agrees to make, including payments secured by a mortgage on the premises, then the TENANT may, at its option, after notice to the LANDLORD, perform such affirmative covenant, or make any such payments, as the LANDLORD'S agent, and in the TENANT'S sole discretion as to the necessity therefor, and the full amount of the cost and expense entailed, if the payment is so made, shall immediately be owing by the LANDLORD to the TENANT. If

Landlord \_\_\_\_\_  
Tenant \_\_\_\_\_

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