

in any manner that would indicate or lead the public to believe the TENANT was going out of business or vacating the premises, the LANDLORD may, at his option, by giving notice to the TENANT within thirty (30) days of any such advertisement, rescind any option granted to TENANT to renew this Lease for any additional term or terms.

COMMON
FACILITIES

Article 18. The LANDLORD agrees to maintain adequately throughout the term hereof all of the "common facilities" in good and useful condition. The LANDLORD hereby reserves the right to make such changes and alterations to said "common facilities" as it shall deem necessary or appropriate, including the right to construct new buildings upon the entire premises; to alter, enlarge, demolish, add to or otherwise change any existing or proposed building on the entire premises and to designate such portions of the entire premises for customer and employee parking, for service areas, entrances and exits, as it may deem appropriate; provided, however, that at all times during the term of this Lease the ratio of customer parking area to gross retail sales area shall not be less than 2 to 1.

ENTRY OF
LANDLORD

Article 19. 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, (b) making repairs, replacements, alterations, or additions to said demised premises, and (c) exhibiting the demised premises to prospective tenants, purchasers, etc.

RADIO AND
TELEVISION
ANTENNAE

Article 20. No radio or television antennae shall be erected on the roof or exterior walls of the building, or on the sidewalks, service drives, streets, and parking area without in each instance the written consent of the LANDLORD. Any antennae so installed without such written consent shall be subject to removal without notice at any time.

LIENS

Article 21. The TENANT agrees that it will not permit the lien of any contractor, subcontractor, mechanic, laborer or materialman to be