

12. Lessee shall install and maintain electric or other artistic signs capable of being illuminated, advertising its business or products sold in the demised premises, provided that Lessee obtains the necessary permits from proper governmental authorities for the erection and maintenance of said sign, and the prior approval and consent of the Lessor as to size, design and location of the sign on the premises, which approval will not be unreasonably withheld.

13. The Lessee shall keep the premises clean, at its own expense, and will remove the ashes, garbage, excelsior, straw and other refuse from said premises. The Lessee shall not burn any materials or rubbish of any description upon said premises. Lessee agrees to keep all accumulated rubbish in covered containers and to have same removed regularly. In the event the Lessee fails to keep the demised premises heretofore described in the proper condition, the Lessor may cause the same to be done for the Lessee and the Lessee hereby agrees to pay the expense thereof on demand, as additional rent.

14. The Lessee shall neither encumber nor obstruct the sidewalks adjoining said premises nor allow the same to be obstructed or encumbered in any manner, and keep said sidewalks free of ice, snow, rubbish and dirt. The Lessee shall not place or cause to be placed any merchandise, vending machines or anything on the sidewalk or exterior of premises without written consent of the Lessor. However, Lessee shall have the right to have inventory loaded and unloaded through the front entrance.

15. Lessee shall have a nonexclusive right of use of all streets, driveways, and alleys adjoining said premises. Public parking areas provided by Lessor in and about the shopping center are acknowledged to be intended primarily for use by customers in said shopping center. Lessee shall not, and shall not permit its employees to use said parking areas, the streets, alleys, or vacant lands in said shopping center for the parking or storage of any automobiles, trucks, or vehicles owned or used

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