

Disputes between Lessor and Lessee relating to provisions of this section shall be arbitrated. The parties shall each select an arbitrator and the two arbitrators selected shall together select a third arbitrator. The three arbitrators shall determine the dispute and their decisions shall be binding on the parties. The parties shall divide the costs of arbitration equally between them.

SECTION X.

ENTRY ON PREMISES BY LESSOR

Lessor reserves the right to enter on the premises at reasonable times to inspect them, perform required maintenance and repairs or make additions, alterations or modifications to any part of the building in which the premises are located and Lessee shall permit Lessor to do so.

SECTION XI.

SIGNS

Lessee shall have the right to erect such signs on or about the leased premises as it may desire subject to the applicable governmental laws, ordinances, regulations and subject to whatever reasonable requirement Lessor may make of Lessee.

SECTION XII.

NON-LIABILITY OF LESSOR FOR DAMAGES

Lessor shall not be liable for liability or damage claims for any injury to persons or property from any cause relating to the occupancy of the premises by the Lessee, including those arising out of damages or losses occurring on sidewalks, parking areas or other areas adjacent to the leased premises during the term of the lease or any extension thereof. Lessee shall indemnify Lessor from all liability, loss or other damage claims or obligations resulting from any injury or loss of this nature.