

SIGNS. The Tenant, at its expense and in conformity with all requirements of local regulations, may erect and maintain or permit in, upon or about the demised premises, and may from time to time remove such signs which the Tenant may deem necessary or desirable. The Landlord agrees promptly to execute such consents or applications for permission to erect such signs as may be required.

LIENS. The Tenant agrees within a reasonable time to dispose of all liens for labor and materials of any kind furnished to or for the account of the Tenant in, upon or for the demised premises, but the Tenant shall have the right to contest any lien or claim as to amount or validity or both, and upon final determination thereof, the Tenant shall promptly pay any judgment rendered against the Tenant together with all proper costs and charges and shall cause any such lien to be released, all without expense to the Landlord. The Landlord shall have no responsibility for the payment of any liens for labor or materials.

TERMINATION. It is further agreed by and between the parties hereto that if at any time during the term of this Lease the Tenant herein shall make any assignment for the benefit of creditors or be decreed insolvent or bankrupt by any Court, Federal or State, of competent jurisdiction, or make any involuntary assignment of this Lease, the Landlord may, at his option, terminate this Lease, exercise of such option to be evidenced by notice to that effect served upon the assignee or receiver, trustee or other person in charge of the liquidation of the property of the said Tenant or his estate or assignee, as the case may be, but such termination shall not release or discharge any payment of rent payable hereunder and then accrued, or any liability then accrued by reason of any agreement or covenant herein contained on the part of the said Tenant, or his legal representatives.

INSPECTION. The Landlord shall have the right to enter the demised premises at reasonable hours during the day to examine the same, or to run telegraph or other wires, or to make such repairs, additions and alterations as it shall deem necessary for

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