

mortgage that Lessor may have placed or may hereafter place upon the demised premises and Lessee agrees to execute on demand any instrument reasonably required by a mortgagee for that purpose. Any subordination agreement must contain a provision that such subordination does not modify any terms or provisions of this lease.

(b) Lessor agrees that in the event that it becomes insolvent, bankrupt, or if a receiver of the business or assets of the Lessor is appointed that all rights, title and interest of the Lessor is automatically assigned over to Frank L. Outlaw, II, his heirs, successors or assigns who shall then perform all obligations of the Lessor under the within Sub-Lease Agreement.

18. Lessor's Right of Entry: Lessee agrees that Lessor or its agents or representatives shall have the right to enter into and upon the demised premises or any part thereof during regular business hours for the purpose of inspecting the same to insure that the covenants and conditions of this lease are being complied with.

19. Licenses, Utility Charges, Etc.: In addition to the rental payments to be paid to the Lessor by the Lessee hereunder, Lessee shall make payment of all sums due on account of utility services provided to the demised premises, including but not limited to, water, gas, electric and telephone as they shall accrue and be due and payable. Lessee also agrees to make payment of all sums due on account of occupational licenses and other licenses or permits necessary in the operation of the business to be conducted on the demised premises.

20. Signs: Lessee shall not have the right, during the primary term of this lease or any extension hereof to install and maintain signs upon the demised premises without obtaining the prior written approval of the Lessor. Any authorized installation shall