

10. Tenants may place signs on the building or about the premises subject to the approval of Landlords, which approval shall not be unreasonably withheld. Any such signs must comply with any governmental ordinance which may control size and location.

11. Tenants shall at all times keep the interior of the premises in a reasonably neat and orderly condition and shall keep the entryways and delivery areas adjoining the building reasonably clean and free from rubbish and dirt. Tenants will not make or suffer any waste of the premises or permit anything to be done in or upon the demised premises creating a nuisance thereon, and Tenants further agree to permit the Landlords or their agent at all reasonable times to enter upon the premises for inspection of same.

12. In the event the Tenants should fail to pay any of the monthly installments of rent reserved herein for a period of more than ten (10) days after the same shall become due and payable, or if the Tenants shall fail to keep or shall violate any other condition, stipulation or agreement herein contained, on the part of the Tenants to be kept and performed, and if either such failure or violation shall have continued for a period of thirty (30) days after the Tenants shall have received written notice by certified or registered mail at its office address hereinafter designated, from the Landlords to pay such rent or to cure such violation or failure, then in any such event, the Landlords, at their option, may either (a) terminate this lease or (b) re-enter the demised premises by summary proceedings or otherwise expel Tenants and remove all property therefrom and relet the premises at the best possible rent obtainable, making reasonable efforts therefor and receive the rent therefrom, but Tenants shall remain liable for the deficiency, if any, between Tenants' rent hereunder and the price obtained by Landlord on Reletting. However, a default (except as to payment of rentals) shall be deemed cured if Tenants in good faith commence performance requisite to cure same within thirty (30) days after receipt of notice and thereafter continuously and with reasonable diligence proceed to complete the performance required to cure such default.

13. The Tenants further covenant and agree that if, at any time, Tenants are adjudged bankrupt or insolvent under the laws of the

0199

4328 RV-2