

9. The Tenant Covenants and agrees:

(a) That it will continuously and uninterruptedly, during the life of this lease, occupy and use the entire leased premises for the purpose specified during the usual business hours and on such days as comparable businesses are open for business. That it shall at all times carry a full and complete stock of reasonable merchandise offered for sale at competitive prices and will maintain an adequate personnel for the efficient service of its customers and generally to conduct its business in a high grade and reputable manner so as to produce the maximum volume of sales and to establish and maintain a high reputation for the Shopping Center

(b) That it will not conduct or permit any fire, bankruptcy, auction or going-out-of-business sales, nor engage in any act or practice which might injure the building or be a nuisance to other tenants; that it will keep the premises under its control, including loading areas allocated for its use, clean and free from rubbish and dirt at all times and will store all trash and garbage within the leased premises and arrange for its removal at its expense; that it will not burn any trash or garbage on the demised premises or any part of the Shopping Center without the written consent of Landlord.

(c) That it will not maintain or display any sign, lettering or lights in the exterior of the leased premises or on the interior of any show windows unless approved by Landlord; that it will keep its display windows electrically lighted during such periods of time as may from time to time be established for other retail establishments in the Shopping Center.

(d) That all receiving and delivery of goods and merchandise and all removal of garbage and refuse will be made in accordance with such reasonable regulations as may from time to time be made by Landlord.

(e) That it will join and maintain its membership in an association of the merchants engaged in business in the Shopping Center, provided the dues do not exceed \$50 per year, and will abide by all decisions of such association, or may be approved by Landlord, designed to promote the general good of the Shopping Center.

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