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8. All parking areas, sidewalks, malls, roadways, service areas, landscaped and public areas, shall be subject to the exclusive control and management of Tenant. Tenant agrees to repair and police and maintain the parking areas, service areas, landscaped and public areas in good, clean, orderly condition at all times during the term of this lease.

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.

(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 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.

(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 not assign this lease, nor sublet the premises in whole or in part, without the written consent of Landlord, which consent shall not be unreasonably withheld.

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