

obligations hereunder shall survive such foreclosure and continue in full force and effect. In connection herewith, it is understood and agreed that any subordination agreement executed pursuant to this paragraph shall specifically contain a standard nondisturbance provision as hereinabove intended by the parties hereto.

17. 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.

18. 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.

19. Signs: Lessee shall have the right, at its own cost and expense, throughout the primary term of this lease or any extension hereof, to install and maintain signs at such places upon the demised premises as Lessee, in its sole discretion, may desire; provided said installation complies with the laws affecting said location. Upon the expiration of this lease, Lessee shall remove any such signs placed upon said premises and shall repair any damage to the demised premises caused by the erection or removal thereof.

20. Indemnity: Lessee agrees to indemnify and hold Lessor harmless against any and all expenses, loss or liability paid, suffered or incurred as a result of any breach by Lessee of any covenants or conditions of this lease or as a result of the negligent, reckless, wilfull or wanton acts or delicts of the Lessee, its agents or employees.

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