

BOOK 1134 PAGE 784

outside of the leased premises, the Tenant shall first obtain the written approval of the Landlord as to the type, size, suitability and location thereof, and Landlord may withhold approval of any sign which it determines to be of a type or size detrimental or unsuitable to the appearance of the shopping center or building or in an improper or dangerous location. Tenant shall not have the right to erect any sign on the roof of the premises or in any parking areas. The Tenant shall not display any merchandise or show cases or other obstructions on the outside of the building or the premises, or in any lobby or passageway adjoining the same which shall extend beyond the border line of the premises nor shall the Tenant maintain any loudspeaker or any noise making device in such a manner as to be audible to anyone outside the premises.

THIRTEEN. ALTERATIONS BY TENANT. Tenant shall not make any alterations or additions to the premises without first obtaining the written consent of Landlord. Tenant may and shall provide, at its own expense, all trade fixtures (excluding air conditioning machines and equipment, water and electrical connections) which Tenant may desire or require to be installed in the premises. All such improvements and alterations shall be done in a proper manner in keeping with all building codes and regulations and shall in no way diminish the value of the premises. Upon expiration or termination of this lease improvements installed on the premises shall be the property of the Landlord. Upon expiration or termination of the lease, if Tenant be then not in default, Tenant may remove, at its expense, any trade fixtures heretofore placed in the premises by Tenant, but any damage or disfiguration to the premises caused by such removal shall be repaired by Tenant at the time of removal.

FOURTEEN. INDEMNITY AGAINST LIENS. Tenant agrees that it will make prompt payments, as due, of all sums incurred in carrying out his agreement herein and of all costs and expenses of any repairs, constructions or installations which are the responsibility of Tenant