

undertaking diligently. ~~Tenant shall maintain on the premises a substantial stock of goods and equipment to assure successful operation of Tenant's business.~~ Tenant shall keep the premises open and available for business activity therein during all usual days and hours for such business in the vicinity and during such periods and hours as are customary in the shopping center except when prevented by strikes, fire, casualty or other causes beyond Tenant's reasonable control. Tenant shall not divert elsewhere any trade, commerce or business which ordinarily would be transacted by Tenant in or from the premises. Without the prior written consent of the Landlord, the Tenant shall not, at any time, conduct on the premises an auction sale, nor conduct the type of business which is commonly referred to as a "second hand" store, army, navy or governmental "surplus" store.

NINETEEN. INSPECTION. Landlord expressly reserves the following rights: (a) to enter the premises at any time to examine or to make such repairs, additions or alterations as it may deem necessary for the safety, improvement or preservation thereof, or of the building in which the premises are located, but Landlord assumes no obligation to make repairs to said premises or said building other than as expressly stated in this lease; (b) to enter the premises and display a notice or sign "FOR RENT" at any time within six months prior to the expiration or sooner termination of this lease, and to maintain the same as placed; and (c) during or after the time Tenant should abandon or vacate the premises or otherwise default hereunder, to enter and decorate, remodel, repair, alter or otherwise prepare the premises for reoccupancy. The exercise of any reserve right by Landlord shall never be deemed an eviction or disturbance of Tenant's use and possession of the premises and shall never render Landlord liable in any manner to Tenant or to any other person.

TWENTY. TERMINATION. In the event Tenant shall be