

but also to the Lessee, in order that the Lessee may have the same opportunity to remedy the default as the Assignee or Sublessee.

16. Curing of Mortgages. It is understood and agreed that should the Lessor become in default in the payment of principal or interest of any existing or future mortgage, Lessee may, at Lessee's option, and to the extent allowable by law, cure such defaults by making the delinquent payments with any penalties involved to the mortgagee, which payments shall be considered in lieu of the next ensuing payment or payments due under this lease to the extent of such payments to the mortgagee.

17. Lessor's Right of Entry. Lessee agrees that Lessor or Lessor's 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 ensure that the covenants and conditions of this lease are being complied with.

18. Licenses, Utility Charges, Etc. 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 janitorial services as they shall accrue and be due and payable. Lessee agrees to pay its own telephone charges. Lessee 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 Lessee's 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 Lessee's 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

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