

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 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 or its Assignees or Sublessees of any covenants or conditions of this lease or the negligence of the Lessee, Lessee's agents or employees.

21. Title and Quiet Enjoyment. Lessor warrants and covenants to Lessor that Lessor is, at the time of the execution of these presents, lawfully seized and possessed of the demised premises in fee simple and that Lessor has a good and marketable title thereto and has the full right to lease the same for the

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