

- 9 -

no notice of termination had been issued or given.

(o) All trade fixtures or signs installed in or on the premises by the Lessee, in connection with the business conducted by it on said premises shall remain the property of the Lessee and may be removed by it prior to the expiration of the term of this lease, and any damage caused by such removal shall be repaired by the Lessee and the premises left in good condition; provided, however, the Lessee shall not place or permit to be placed any signs, electric signs, advertisements or any kind of signs or advertisements on said property, or any part thereof, as will permanently deface or mar said premises, or on the roof of said building, without the written consent of the Lessors, which consent, said Lessors covenants and agrees, shall not be unreasonably withheld;

(p) All notices required to be served by or on behalf of the Lessors upon the Lessee, under this lease, or in connection with any action or proceeding growing out of this lease or the tenancy arising therefrom, may be sufficiently served by mailing a copy of said notice in an envelope, postage prepaid and registered, or safeguarded according to the custom then existing, addressed to the Lessee at the address which the Lessee shall, upon the execution and delivery of this instrument, and from time to time thereafter, designate and furnish to the Lessors or its agent; but in the event of the failure of the Lessee to designate and furnish such address, said notice may be sufficiently served by mailing a copy of the same in the manner aforesaid, addressed to the Lessee at the said demised premises;

(q) The Lessee, at the expiration of this lease, whether by lapse of time, default, or otherwise, shall quietly and peaceably deliver up the possession of said premises to the Lessors, without