

to the demised premises: None

9. The Lessors shall during the term of this lease furnish the following specified utilities to the demised premises and shall pay all charges in connection therewith: The LESSEE agrees to pay all charges for gas, electric lights, heat, power and water and/or other utilities which it may use in the leased premises during the lease term.

The LESSEE shall during the term of this lease at their own expense furnish heat in the leased premises adequate and sufficient to insure the comfort of Lessee's employees, invitees and customers and to insure the protection of Lessee's furnishings and equipment. All utilities not hereinbefore specified shall be furnished and all charges in connection therewith shall be paid by Lessee.

10. Lessee will have the right to install a sign or signs on the exterior of the building containing the demised premises provided that such sign or signs so installed shall conform to the requirements of the ordinance of the City wherein said demised premises are located if there is a City Ordinance affecting such sign or signs.

11. If the Lessee shall neglect to make any payment of rent when due or shall neglect to perform or shall violate any condition, restriction, covenant or agreement herein for ten (10) days after the Lessors shall have given written notice thereof to the Lessee, then the Lessors may enter the premises and expel the Lessee therefrom without prejudice to any other remedy. Notice to quit or surrender