

Page 5.

sign or signs, and the prior approval and consent of the Lessor as to size, location, and method of installation of such signs on the premises, which approval will not be unreasonably withheld;

(9) To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of compliance by Lessee with the terms hereof.

The Lessor and the Lessee mutually covenant and agree;

(a) That if the rent shall not be paid when due or if the Lessee shall fail to perform any of the other covenants and agreements hereof, the Lessor may give the Lessee written notice of its intention either to declare the rental for the entire term immediately due and payable (and of its intention thereupon to collect the same), or to declare this lease terminated and thereupon to take immediate possession of the premises, collecting the rental up to the time of the re-taking of such possession; and if said rent shall not have been paid within thirty (30) days of receipt by the Lessee of such notice, or if the said default of the Lessee in the performance of any of the other covenants and agreements hereof shall not have been made good within thirty (30) days of its receipt of such notice, the Lessor may at anytimethereafter take the action specified in such notice.

(Continued on next page)