

devices, or any similar advertising media or devices, the effect of which shall be visible or audible from the exterior of any store space.

HOLDING OVER

27. If the TENANT shall remain in possession of the Demised Premises or any part thereof after the expiration of the term of this lease with the LANDLORD'S acquiescence and without any agreement of the parties, the TENANT shall be only a tenant at will, and there shall be no renewal of this lease or exercise of an option by operation of law.

REMEDIES CUMULATIVE NON-WAIVER

28. No remedy herein or otherwise conferred upon or reserved to LANDLORD or TENANT shall be considered exclusive of any other remedy, but the same shall be distinct, separate and cumulative and shall be in addition to every other remedy given hereunder, or now or hereafter existing at law or in equity or by statute; and every power and remedy given by this lease to LANDLORD or TENANT may be exercised from time to time as often as occasion may arise, or as may be deemed expedient. No delay or omission of LANDLORD or TENANT to exercise any right or power arising from any default on the part of the other shall impair any such right or power, or shall be construed to be a waiver of any such default, or an acquiescence therein.

SHORT FORM LEASE

29. Upon the commencement of the term of this lease, the parties hereto shall execute a memorandum or short form lease agreement, in recordable form specifying the commencement and termination dates of the term hereof and including any such other provisions hereof as either party may desire to incorporate herein, provided, however, that the expense of recordation shall be borne by the party desiring to record.

BROKERAGE

30. TENANT warrants that it has had no dealings with any broker in connection with the negotiations or execution of this lease and TENANT agrees to indemnify LANDLORD and hold harmless from and against any and all cost expenses, or liability for commission or other compensation or charges claimed by any broker or agent acting for TENANT

Landlord _____
Tenant _____

0263

4328 RV-21