

VI. BUILD OUT CONSTRUCTION

Lessee accepts as the Leased Premises the Sears Automotive Center as vacated by Sears, Roebuck & Company and accepts and will use the existing heating, air conditioning, gas, electrical, plumbing, boiler, water and sewer facilities and will use, maintain, repair and replace said facilities at Lessee's expense. Lessee will provide build out construction in and on the Leased Premises substantially as indicated to Lessor in negotiations for this Lease. Lessee shall submit all build out construction or other alteration plans to Lessor for Lessor's approval, but that approval shall not be unreasonably withheld.

VII. HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, ELECTRICAL AND WATER SYSTEMS

Lessee shall be responsible for all heating, air conditioning, plumbing, electrical and water systems on the Leased Premises, including, but not limited to, repair and replacement of those systems or any part thereof.

VIII. SIGNAGE

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All signs placed on the premises shall have the prior approval of Lessor, which approval shall not be unreasonably withheld. All signs must comply with all applicable laws, ordinances, rules, and regulations. Lessee acknowledges that it may not have a free standing sign on the premises. *near the entrance off EAST MAIN St.*
at a location to be determined.

IX. LIENS

The Lessee will, upon written demand by Lessor, execute such instruments as may be required to subordinate the rights and interests of the Lessee hereunder to the lien of any mortgage at any time placed on the land on which the Leased Premises are a part, provided, however, that such subordination shall not affect the Lessee's right to the possession of the Leased Premises so long as Lessee is not in default hereunder.

Upon the completion by Lessee of any maintenance, repairs, alterations or other work done to the Leased Premises, Lessee shall furnish Lessor with lien waivers from all contractors and materialmen who have performed work on the premises. Should a mechanic's, contractor's, materialman's or other lien be filed against the Leased Premises by reason of a claim against Lessee, Lessee shall cause such liens to be canceled within ten (10) days after receipt of notice from Lessor. After such ten (10) day period, Lessor may cause the lien to be discharged by paying the amount claimed due and such amounts, plus Lessor's reasonable attorney's fees, shall become additional rent immediately due.