

= Written Permission from Landlord for Sign

Tenant may not be removed by Tenant at the termination of this Lease.

14. SUBLETTING AND ASSIGNMENT: Tenant shall not be entitled to assign this Lease or to sublet the Leased Premises or any portion thereof without the prior written consent of Landlord.

15. PARKING: Included in this Lease are the sole and exclusive right to the use of one parking space located directly behind the premises. _____

→ 16. SIGN: Tenant may post a flat sign anywhere on the leased portion and may erect a sign that is acceptable per city standards fro any other.

17. USE AND BUSINESS OPERATION: Tenant agrees to use and occupy the Leased Premises for *its* business, which involves retail vintage clothing, furniture and house wares. Such permitted use shall include use of the Leased Premises for *retail* space, and for no other object or purpose without the written consent of Landlord. Tenant further agrees not to use the Leased Premises for any purpose deemed extra hazardous or not covered by insurance in force, without the written consent of Landlord. Tenant shall have access to the building 24 hours per day.

18. RULES AND REGULATIONS: Tenant agrees at all times to comply and abide by, and to cause Tenant's invitees, agents, guests, ~~servants~~, employees and licensees to comply and abide by any reasonable rules and regulations adopted by Landlord and provided to Tenant, which rules and regulations shall be construed as a part of this Lease.

19. PERMITS AND LICENSES; COMPLIANCE WITH LAWS: Tenant agrees to maintain in full force and effect, during ~~the term of this lease~~ ~~at its~~ cost and expense, any and all federal, state and local permits, licenses ~~and registrations~~ that are necessary for the lawful use of the Leased Premises by Tenant. Tenant ~~further~~ agrees at its expense to abide by and comply with all federal, state and local statutes, ordinances, rules and regulations applicable to Tenant's use of the Leased Premises.

20. SUBORDINATION: Tenant agrees at the request of Landlord to subordinate this Lease to any mortgage hereafter placed upon the Premises by Landlord, provided that such mortgagee agrees to enter into a non-disturbance agreement, and, if required by the mortgagee, Tenant shall agree not to prepay rent more than ten (10) days in advance, to provide said mortgagee with notice of and reasonable opportunity to cure any defaults by Landlord, not to assert any claim or setoff against such mortgagee for the default of Landlord, and not to amend, modify or cancel this Lease without mortgagee's written consent. In the event of acquisition of title to the Buildings or any portion thereof by the holder of any such mortgage or any other person through foreclosure proceedings or otherwise, Tenant agrees to recognize such holder or any other person acquiring title to the Premises as having the rights of the Landlord and to attorney to said holder or other person if requested. Tenant and Landlord agree to execute and deliver any appropriate instruments necessary to carry out the foregoing provisions. NULL AND VOID COMPLETELY
SECTION #20