

he shall deem necessary for the safety, preservation or restoration of said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Landlord to make any such repairs, additions or alterations), or to exhibit the same to prospective purchasers, and also the right to exhibit the said premises beginning three months prior to the expiration of the demised term, and to put upon them the usual "To Let" and "For Sale" signs.

8. The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises and to the Tenant's occupancy thereof. The Tenant agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other Tenants, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. The Tenant agrees to pay any increased insurance premiums on buildings or contents due to the Tenant's occupancy, as additional rent.

9. The Landlord shall not be responsible for any defect or change of conditions in or about the premises, nor for any damage to the same. The Tenant shall be solely responsible for maintenance of the premises in a good and safe condition and the Landlord shall not be responsible for any injury to any person, nor for damage to any goods or things occasioned by any defect or condition in or related to the premises, whatsoever.

10. In case of violation by the Tenant of the covenants, agreements and conditions contained in this lease, or either of them, and upon failure to discontinue such violation within ten days after notice in writing of such violation addressed by the Landlord to the Tenant, this Lease shall thenceforth at the option of the Landlord become null and void, and the Landlord may reenter without notice or demand. No waiver by the Landlord of any breach of condition by the Tenant shall constitute or be construed as a waiver of any other condition or breach of condition, nor shall lapse of time after breach of condition by the Tenant before the Landlord shall exercise his option under this paragraph operate to defeat the right of the Landlord to declare this Lease null and void and to reenter upon the demised premises after breach or violation.

11. It is further agreed by and between the parties hereto that if at any time during the term of this Lease the Tenant shall make any assignment for the benefit of creditors or be decreed insolvent or bankrupt by any court, Federal or State, or make any involuntary assignment of this Lease, the Landlord may, at his option, terminate this Lease, exercise of this option to be evidenced by notice to that effect served upon the assignee or receiver, trustee or other person in charge of the liquidation of the property of the said Tenant or their estate, or upon their heirs, or assigns, as the case may be, but such termination shall not release or discharge any payment of rent payable hereunder and then accrued, or any liability then accrued by reason of any agreement or covenant herein contained on the part of the said Tenant, or their legal representatives.

12. In case of destruction of said building or premises by fire or the elements, during the term hereby created, or such partial destruction thereof as to render the premises demised wholly untenable or unfit for occupancy, or should they be so badly injured that the same cannot be repaired within ninety days from the happening of such injury, then and in such case the term hereby created shall cease and become null and void from the date of such damage and destruction, and then the Tenant shall immediately surrender said premises and all his interest therein to the Landlord, and the Tenant shall pay rent within said term only to the time of such surrender; and in case of such destruction or partial destruction, the Landlord may reenter and repossess said premises discharged from this lease and may remove all parties therefrom, however, should said premises be repairable within ninety days from the happening of such injury, the Landlord may enter and repair the same with all reasonable speed, and the rent shall not accrue after said injury or while repairs are being made, but shall recommence immediately after said repairs shall be completed. But if said premises shall be so slightly injured by fire or the elements as not to be rendered unfit for occupancy, then the Landlord agrees to repair the same promptly, and in that case the rent accrued and accruing shall not cease or determine. The Tenant shall immediately notify the Landlord in case of fire.