

FIFTH. The Lessee shall not use the leased premises for any unlawful purpose.

SIXTH. The Lessee shall have the right to make additions and alterations to the interior of said leased premises at its own expense and may at its option upon the termination of this lease remove any such additions and alterations provided the leased premises are replaced in the same condition as they were prior to such additions and alterations, ordinary wear and tear excepted.

SEVENTH. The Lessor covenants and agrees that the demised premises will be delivered to the Lessee upon the commencement of the term of this lease in good condition, free from all tenancies and occupancies, and free from all orders and notices and violations filed or entered by any public or quasi-public authority, and free from any and all complaints and reports of violations, noted or filed with any Federal, State, County, Municipal or Borough authority.

EIGHTH. The Lessor shall for the rent reserved furnish electric current for lighting said premises, janitor service, water and elevator service during ordinary business hours, and sufficient heat whenever necessary to make the demised premises comfortable for occupation.

NINTH. The Lessor may during the term at reasonable times and during usual business hours, enter to view the premises and may show the said premises to others, and except in case of renewal, may at any time within three months next preceding the expiration of the said term affix to any suitable part of the said premises a notice for letting the premises, and keep the same affixed without hindrance or molestation.

TENTH. If the demised premises shall be so damaged by fire or other casualty as to be substantially destroyed then this lease shall cease and come to an end, and any unearned rent paid by the Lessee shall be apportioned and refunded to it; but in case of damage or only partial destruction, then the demised premises shall be within 60 days promptly restored by the Lessor to their previous condition and a just proportion of the rent herein reserved, according to the extent to which they have been rendered untenable, shall abate until the demised premises shall have been so restored and put in proper condition for use and occupancy. In the event that the building or buildings shall be declared unsafe by any authority having jurisdiction, said building or buildings shall be repaired and restored forthwith by the Lessor, and a just proportion of the rent *hereinbefore* reserved shall abate until said building or buildings shall have been put in safe and proper condition for use and occupancy. If any authority having jurisdiction shall decide that the building or buildings should be demolished or removed, then forthwith upon such decision being made, this lease shall cease and come to an end and any unearned rent paid in advance by the Lessee shall be apportioned and refunded to it.

ELEVENTH. If the Lessee shall neglect or fail to perform or observe any of the covenants contained herein on its part to be observed and performed for thirty (30) days after notice by the Lessor, or if the Lessee shall be adjudicated bankrupt or insolvent according to law, or shall make an assignment for the benefit of creditors, (except where the term hereby granted has been lawfully assigned as permitted by paragraph "Fourth" hereof to an assignee who has assumed the covenants of this lease), then and in any of said cases the Lessor may lawfully enter into and upon the said premises or any part thereof in the name of the whole, and repossess the same as of the former estate of the Lessor and expel the Lessee and those claiming under and through it and remove its effects (forcibly if necessary), without being deemed guilty of any manner of trespass, and without prejudice to any remedies which might otherwise be used for arrears of rent or breach of covenant, and upon entry as aforesaid this lease shall determine, and the Lessee covenants that in case of such termination it will indemnify the Lessor against all loss of rent which the Lessor may incur by reason of such termination, during the residue of the term above specified.

TWELFTH. The Lessee may, at its option, obtain a renewal of this lease for a further term of 5 years upon like terms and conditions, by giving to the Lessor notice of intention to renew not less than ninety days prior to the expiration of this term. This privilege or option may be exercised for separate periods of 1 year each.

THIRTEENTH. If notice of renewal is not given by the Lessee as provided in Paragraph twelfth hereof, it is understood and agreed between the parties hereto that written notice of sixty (60) days from either party to the other shall be necessary to terminate this lease at the end of said term or at the end of any renewal or continuance thereof, and in event that no such notice of termination shall be given, then this lease shall be continued in force from year to year subject to all the covenants and conditions herein contained.