

on account of the Tenants, and the cost of such compliance shall be paid to the Landlords upon demand. If, however, the Tenants, in good faith, shall desire to contest any laws, rules, orders, ordinances or regulations of the Federal, State, City or other competent authority requiring repairs, alterations or changes in the said premises, Tenants shall notify Landlords in writing of their intention to contest same, and they shall not be required to make such repairs, alterations or changes, so long as they shall, in good faith, at their own expense, contest the same or the validity thereof by appropriate proceedings, and, pending any such proceedings, the Landlords shall not have the right to comply with any such laws, orders, ordinances and regulations so contested, and any such delay of the Tenants in complying with any such laws, rules, orders, ordinances and regulations until final determination of such disputed matter shall not be deemed a default in the conditions of this lease; and Landlords hereby appoint Tenants Landlords' agents and attorneys-in-fact, with full power and authority, in their own name and/or in the name of the Landlords, to contest any such laws, rules, orders, ordinances or regulations which Tenants shall, in good faith, desire to contest, and further agree to execute such instruments, and give Tenants such assistance in connection with such contest as shall be necessary, reasonable and proper;

6. That the Tenants agree and covenant that they will keep the building and the premises, outside and inside, in good substantial repair, and will deliver said building and premises, at the termination of this lease, in good order and repair, due allowance being made for obsolescence and reasonable wear and tear;

7. That the Landlords shall not rent or use any property adjoining the demises premises, if any be now owned or hereafter acquired by Landlords, for uses whereby unreasonable noises will be created or unreasonable obnoxious odors emitted, or which will increase the fire hazard;

8(a). That it is mutually covenanted and agreed that if, during the term hereof, said leased premises shall be substantially destroyed by fire, tornado, or any other casualty, then this lease, at the option of the Tenants and upon ten (10) days' notice in writing to the Landlords, shall cease and terminate, and each party shall be released from further obligation hereunder, and the Landlords shall refund to the Tenants any portion of the rent paid in advance and not earned at the time of such destruction.

(b). If, during the term of this lease or any renewed term thereof, the said premises shall be only partly destroyed by fire, tornado or other casualty, the Tenants shall promptly repair the damaged premises as speedily as possible, at their own expense, the Landlords contributing to said cost of said repairs only such funds as they may have received in payment of loss or damage under the policy of insurance provided for in paragraph 9(a) herein,

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