

imposed upon the Tenant under this lease; however, should such mortgagee subsequently transfer or assign its interest so acquired, then upon such transfer and assignment and upon the assumption of all obligations of the lease by such transferee or assignee, the mortgagee thereupon automatically shall be released from all further obligations hereunder.

FLXTURES. That tenant may, at the expiration of the lease term, or upon the earlier termination thereof, remove from the premises any furniture or fixtures, which may be owned by the tenant and which are not affixed to the premises. Tenant agrees, however, to repair any damage which may be done to the demised premises resulting from the removal of any of the same. During the term of the lease, tenant may, at any time, remove from the building or buildings to be erected upon said premises any furniture or fixtures which may be owned by the Tenant provided the Tenant replaces same with furniture or fixtures having an equivalent or greater value than the furniture or fixtures so removed.

ORDINANCES. The Tenant shall, at its own cost and expense, promptly observe and comply with all laws, rules, orders, ordinances and regulations of the Federal, State and City Governments and any and all their departments and bureaus, and those of any other competent authority applicable to said premises, as well as laws, rules, orders, regulations and requirements of the Board of Fire Underwriters or of any similarly constituted body, and will use no part of said premises in a manner so as to create a nuisance, and will use no part of said premises for any unlawful purpose. Upon failure to so comply with any of the foregoing requirements, the Landlord may, at Landlord's option, after thirty (30) days' written notice to Tenant of Landlord's intention so to do, comply with the same for and on account of the Tenant, and the cost of such compliance shall be paid to the Landlord upon demand. If, however, the Tenant, in good faith, shall desire to contest any laws, rules, orders, ordinances or regulations of the Federal, State and City or other competent authority requiring repairs, alterations or changes in the said premises or in any building at any time situated thereon, Tenant shall notify Landlord in writ-