

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 building or contents due to the Tenant's occupancy, as additional rent.

NINTH. The Landlord shall not be responsible for any defect or change of conditions in or about the premises, except as provided in Paragraph TWENTY-FIRST, nor for any damage to the premises. The Tenant shall be responsible for its negligence in maintenance of the premises.

TENTH. In case of violation by the Tenant of the covenants, agreements and conditions contained in this Lease, or any 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, at the demised premises or such other place as may be hereinafter designated in writing by the Tenant, this Lease shall thenceforth at the option of the Landlord become null and void, and the Landlord may re-enter without notice or demand; and the rent in such case shall become due, be apportioned and paid on and up to the day of such entry, and the Tenant shall be liable for all loss or damage resulting from such violation as aforesaid. 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 its option under this paragraph operate to defeat the right of the Landlord to declare this Lease null and void and to re-enter upon the demised premises after breach or violation.

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