

improvements thereon.

8. Tenant shall make all other repairs, as may be necessary, and shall return the premises at the termination of the leased period (or other lawful termination thereof) in as good condition as the same were at the beginning of the term, loss by fire, riots, acts of war or other casualty, or by ordinary wear and tear excepted. Tenant shall pay all utilities and any taxes assessed against its personal property located on the premises.

9. Tenant shall have the right to make alterations, additions or improvements to the premises at its own expense, providing such shall not damage or affect the structural portion of the building, without the consent of the Landlord. Such improvements are to belong to and may be removed by Tenant, but in that event, it shall repair any damage to the premises resulting from such removal.

10. Landlord may enter the demised premises at reasonable hours to examine the same, or to make such repairs, additions and alterations as it may deem necessary for the safety, preservation or restoration of the building, or for the safety or convenience of the occupants thereof, or to exhibit the same to prospective purchasers, and also the right to exhibit the premises beginning three months prior to the expiration of the demised term, and put upon the premises the usual "To Let" and "For Sale" signs.

11. In case of fire or other casualty, Tenant shall give immediate notice to Landlord. In the event that the building upon the demised premises is partially destroyed or damaged by fire or other casualty but is not thereby rendered untenable, then the Landlord shall promptly repair the same to substantially the same condition as such improvements were before such damage, and the rent shall abate proportionately with the damaged area during the time it is being repaired; provided, that if such repairs have not been commenced within thirty days from the date of such damage or completed within ninety days of the date of such damage, Tenant may either make such repairs and deduct the cost thereof from the rental or cancel this lease by serving written notice upon the Landlord. In the event the improvements upon the demised premises are damaged or destroyed by fire or other casualty to such an extent as to render the premises untenable, then this lease shall terminate and the rent hereunder shall abate as of the date of said loss.

12. Tenant agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will increase the rate of fire insurance on said building, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. Tenant agrees to pay any increased insurance premiums on the building due to its occupancy, as additional rent. In the event that there is any

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