

obligations of the landlord presently due have been met, or that reasonable provision has been made for their payment, or otherwise upon consent of both parties to this lease, the above provisions shall no longer be in effect.

In that event, after notice to the tenant, the rent shall be payable to the landlord directly at 2100 Chapel Road, Cherry Hill, New Jersey, c/o William Boorstein, or at such other place as the landlord may from time to time designate in writing.

VII. INSURANCE, TAXES AND ASSESSMENTS:

The landlord will pay all fire and extended coverage insurance, taxes and real estate assessments. Contribution by tenant to all or part of the cost of insurance as provided above is treated as additional rent.

The tenant shall maintain for the benefit of both parties and in the name of both parties public liability insurance as to the leased premises in an amount not less than \$100,000/\$300,000.

The tenant shall be responsible for all insurance it desires to maintain on its own personal property. Under separate agreement tenant is obligated to maintain insurance on certain leased items of personal property.

VIII. UTILITIES:

The tenant shall be solely responsible for all utility charges of every description with respect to the premises and the business conducted by it thereon. Any utility deposits made by the landlord shall be refunded to it.

IX. REPAIRS:

The tenant shall, during the term of this lease and of any extension thereof, at its sole expense, keep the interior of the buildings on the leased property in as good order and repair as it is at the date of the commencement of this lease, reasonable wear and tear and damage by fire and other casualty excepted. The tenant shall not be obligated to make any repair