

9. ENTRY The landlord shall have the right to enter the demised premises at reasonable hours in the day or night to examine the same, or to run telegraph or other wires, or to make such repairs, additions and alterations as he shall deem necessary for the safety, preservation or restoration of the said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Landlord to make any such repairs, additions or alterations), or to exhibit the said premises beginning three months prior to the expiration of the demised term, and put upon them the usual "To Let" and "For Sale" signs.

10. COMPLIANCE by TENANT, INCREASE in INSURANCE The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County, and Municipal authorities applicable to the business to be conducted by the Tenant on said premises and to the Tenant's 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 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.

11. REPRESENTATIONS The Tenant has hired the demised premises without any representations on the part of the Landlord as to the present or future condition of the demised premises.

12. BREACH by TENANT 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

LAW OFFICES
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BROOKLYN, N. Y.

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