smoke or explosion in the Building or the Premises, it being the intention of the parties that the Landlord shall look only to its insurance carrier for payment of such loss.*

Exterior Maintenance

14. The Landlord shall maintain in good repair and keep clean the parking area, and all driveways and walks in front of or adjacent to the Building, and shall promptly remove all ice and snow therefrom, and the Landlord does hereby agree to indemnify and hold the Tenant harmless from all loss, damage or claim arising out of the Landlord's failure in this regard.

Quiet Enjoyment

15. So long as the Tenant shall perform and observe all the covenants, agreements and undertakings of this Lease on the Tenant's part to be performed and observed, the Tenant shall have quiet, peaceful and uninterrupted possession, use and enjoyment of the Premises.

Condemnation

~~16. In the event of the partial condemnation of the Building or the parking area, the Tenant shall have the option to cancel this Lease within ninety (90) days after possession of the land or other property is legally authorized to be taken by the governmental authority.~~

Layout

17. The Landlord shall, at its own cost and expense, arrange the Premises in accordance with ~~[illegible]~~ ~~[illegible]~~ Schedules A, D, and H which said ~~[illegible]~~ Schedules are identified by the initials of the duly authorized representatives of the Landlord and the Tenant. In the performance of the aforesaid work, the Landlord shall comply with all laws, codes, ordinances, rules and regulations of governmental authorities having jurisdiction and, at its own cost and expense, shall obtain any permits and certificates of approval which may be required. If the aforesaid work is to be performed during the time that the Tenant is in possession of the Premises, the Landlord shall also, prior to the commencement of said work, furnish the Tenant with certificates of insurance as evidence that the Landlord has procured and maintains Workmen's Compensation Insurance, Public Liability Insurance and Property Damage Insurance in amounts and in form satisfactory to the Tenant.

Signs

~~18. Permission is hereby given the Tenant to letter the doors and windows of the Premises and to affix its standard signs and plaques to the Building. Such signs and plaques shall remain the property of the Tenant and shall be removable at its election. The Landlord agrees that during the term and any renewal or extension thereof, no other tenant in the Building shall be permitted any exterior visual advertising sign larger in total surface area than the Tenant's exterior sign.~~

Options

19. It is expressly understood and agreed that at the expiration of this Lease the Tenant shall have the option of two extensions of its tenancy for one year each, on the same terms and conditions as herein contained, **with the exception of rent which shall be at the rate of $5.35 per square foot.**

Pronouns

20. The use of the neuter singular pronoun in referring to the Landlord shall, nevertheless, be deemed a proper reference even though the Landlord may be an individual, a corporation, a partnership or a group of two or more individuals or corporations.

Entire Agreement

21. This Lease embodies the entire agreement between the parties. There are no promises, terms, conditions or obligations referring to the subject matter, other than those contained herein. There may be no modification of this Lease, except in writing, executed with the same formalities as this Lease.

Captions

22. The Captions are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Lease nor the intent of any provision thereof.

Successors and Assigns

23. The covenants and conditions herein contained shall, subject to the provisions of Article 4 hereof, apply to and bind the heirs, successors, executors, administrators and assigns of all the parties hereto.

Additional Provisions

24. Clauses designated 25, 26, 27, 28, 29, 30 ———— on the Rider attached hereto are hereby incorporated herein and made a part hereof.

IN WITNESS WHEREOF the Landlord and the Tenant have duly executed these presents in proper legal manner.

Attest:

Affix Corporate Seal

By Anne H. Carrington
B Thomas Jerry

If a corporation, Landlord sign here:
Ewing-Hungiville, A General Partnership

By Marvin R. Durlach III
Vice President ~~President~~

In presence of:

If an individual, Landlord sign here:

.....(L.S.)

.....(L.S.)

FORM. GEE INSURANCE

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

WITNESS By [illegible]

By L. L. Kozicki Vice President ~~Assistant Secretary~~

*NOTE—*In order to preserve its fire insurance coverage the Landlord should obtain from its fire insurance carrier an endorsement on its fire insurance policy or policies waiving any rights of subrogation as against the Tenant, its servants, agents or employees.*