

of such default in writing by registered mail and given the opportunity to cure such default within 60 days from such written notice.

Article 15

Lessee's Duty to Keep Premises in Good Repair

Lessee covenants and agrees with Lessor that during the continuance of this Lease the Lessee will keep in good state of repair and in first class condition any and all buildings, furnishings, fixtures, and equipment which are brought or constructed or placed upon the demised premises by the Lessee, nor will the Lessee suffer or permit any strip, waste, or neglect of any building or other property to be committed, and that the Lessee will repair, replace, and renovate such property as often as it may be necessary in order to keep the buildings and other property which is the subject matter of this Lease in first class repair and condition. Notwithstanding the foregoing, if the buildings on the premises shall be damaged by fire or by extended coverage perils, they shall be repaired according to the provisions contained in this Article and at the cost and expense of the Lessee, but limited to the net insurance proceeds actually received by the Lessee in connection therewith. The buildings shall be repaired to a condition as comparable as possible to their condition just prior to the damages, limited in cost to said insurance proceeds actually received, unless Lessee, at its option, shall choose to add to said insurance proceeds received in making the repairs, but at the option of the Lessor or the Lessee's mortgagees the proceeds may be used for the payment of the balance due on any of Lessee's mortgages on said buildings and premises.

Article 16

Additional Covenants of Lessee

16.1 Legal use. The Lessee covenants and agrees with the Lessor that the premises will be used for legal purposes only.

16.2 Insurance claims. The Lessee covenants and agrees with Lessor that no damage or destruction to any building or improvements