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agrees to pay all attorney's fee and any other reasonable expenses incurred by the Landlord in enforcing any of the obligations under this Lease, as additional rent.

(6) The Tenant may assign, sub-lease or license a holder of the demised premises during the original term of this lease, provided that the Tenant shall remain primarily responsible for all the terms and provisions of the within lease and further provided that any such assignee, sublessee or licensee assumes the covenants, obligations and rentals herein provided.

(7) The Tenant shall keep said premises in good and sufficient condition and repair, and shall also redecorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance. The Tenant shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall not make any alterations, additions or improvements which may be made upon the premises, except movable office furniture or trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord and shall remain upon and be surrendered with the premises as a part thereof at the termination of the Lease. The Tenant further agrees to keep said premises and all parts thereof, including the sidewalks in front of the same, in a clean and sanitary condition and free from trash, inflammable material, other objectionable matter and obstructions.

(8) 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 to the premises as he may deem necessary so long as the same does not unreasonably interfere with the use of the property by the Tenant (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 the demised premises the usual "To Let" and "For Sale" signs.

(9) The Tenant shall pay all charges for water, gas, heat and electricity and other utilities used in and upon said premises, including the maintenance thereof and necessary repairs thereto.

(10) The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State,

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