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such insurance premiums paid for the year in which the medical office building is first insured as a completed building and land.

If during the term of this lease the demised premises are used by the Tenant for any purpose or in any manner that causes an increase in the rates of such insurance, the Tenant will pay the additional premium caused thereby. Tenant will provide and pay for all insurance on its own contents including Tenant's improvements, fixtures and stock in the demised premises. All insurance maintained under this paragraph will provide for waiver of subrogation.

7. Use of Demised Premises: Tenant may use the demised premises solely for the purpose of operating therein and therefrom the business of practice of medicine

Tenant shall not obstruct or use recessed entrances or common areas for business, itinerant peddling, or display purposes; nor abuse walls, ceilings, partitions, floor, wood, stone, iron work; nor use plumbing for any purpose other than that for which constructed; nor make or permit any noise or odor objectionable to the public, to any occupants of the building or to Landlord to emit from the premises; nor create, maintain or permit a nuisance therein. Tenant agrees to comply with all laws, ordinances and regulations of every lawful authority having jurisdiction of said demised premises and of Tenant's business. Tenant agrees to abide by the Memorial Medical Park Restrictive Covenants.

8. LANDLORD'S COVENANT TO MAINTAIN: Subject to the provisions of paragraph 9 hereof, the Landlord will, at its own expense, keep and maintain in good order and repair the exterior and structural portions of the demised premises, including, without limitation, the roof, gutters and drains, foundations, exterior walls (except plate glass or glass), permanent interior walls, subfloors, supporting columns, parking areas, driveways, and foot-

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