

7. In the event of default for a period of ten (10) days in the payment of rent, the Landlord, without prejudice to any other rights or remedies that it may have, shall have the right, immediately or at any time thereafter, to re-enter the premises and hold the Tenants responsible for any loss in rental or other losses the Landlord may suffer as a result of such default. Notwithstanding any such reletting without termination, the Landlord may, at any time after the occurrence of any default set out in this Paragraph 7, elect to terminate this Lease and may terminate it by giving written notice to that effect to the Tenants.

8. It is mutually understood and agreed that the Landlord shall be under no obligation to make any improvements or alterations to the interior of the premises during the term of this Lease except such improvements or alterations as may be agreed upon by the Landlord and the Tenants in writing.

9. The Tenants agree not to use the leased premises in any manner which will increase the premium rate for any kind of insurance affecting the building. If, because of anything done, caused to be done, permitted, or omitted by the Tenants, the premium rate for any kind of insurance affecting the building shall be raised, then, in such event, the amount of the increase in premium which the Landlord shall be thereby obligated to pay for such insurance shall be paid by the Tenants to the Landlord on demand.

10. The Tenants agree that the Landlord shall have the right to enter and to grant licenses to enter the premises at any time during all reasonable hours to examine the same or to make such repairs, additions, or alterations as may be deemed necessary for the safety, comfort, or preservation thereof or of the building, and to exhibit the premises to applicants for hire or prospective purchasers and for the purpose of removing placards, signs, fixtures, alterations, or additions which do not conform to the terms of this Lease or to the rules and regulations of the building.

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