

REMOVAL OF CHATTELS

Art. 8. In the event the Tenant shall not be in default under the terms and provisions of this lease, the Tenant may, prior to the termination thereof, remove the Tenant's chattels, fixtures and personal property provided that the Tenant shall repair any damage done to the demised premises by such removal.

UNION LABOR DELETE

~~Art. 9. The Tenant agrees wherever it is the obligation of the Tenant under the provisions of this lease to employ labor by contract or otherwise for the purpose of construction, altering or repairing the demised premises or any part thereof, whether it be at the commencement of the term hereof, prior thereto, or during the term hereof, that the Tenant will in all such work to the extent permitted by law, employ only organized union labor.~~

In the event the Tenant shall fail so to do, the Landlord may at the Landlord's option, order any such construction work, alterations or repairs to be discontinued on the demised premises until such time as the Tenant shall have complied with this obligation, and any cost and expense that the Landlord may be caused to bear resulting from the Tenant's failure to comply with this obligation as herein set forth shall be paid to the Landlord by the Tenant within ten (10) days after written demand therefor shall have been served on the Tenant by the Landlord. This article is intended to be separable from all other ~~articles of this lease.~~

COMPLIANCE FOR TENANT'S ACCOUNT

Art. 10. Anything herein contained to the contrary notwithstanding the Tenant agrees that if the Tenant shall be in default in performing any of the terms, covenants, conditions or provisions of this lease on the Tenant's part to be performed, except the covenant concerning the payment of rent, and if the Tenant shall not have cured such default within fifteen (15) days after receipt of written notice from the Landlord, the Landlord or the Overlandlord if they so elect, may enter the demised premises for the purpose of performing the same for the account of the Tenant and any amount paid or expenses or liabilities incurred by the Landlord or the Overlandlord in the performance of same, shall be deemed additional rent and shall be paid by the Tenant to the Landlord or Overlandlord, as the case may be, on the first day of the following calendar month.

UTILITIES

Art. 11. The Tenant agrees to pay for all utilities used upon the demised premises including but not limited to gas and electricity, to supply at Tenant's own expense all electric bulbs used and to furnish and pay the entire cost of heating and air conditioning the demised premises. The Tenant shall pay all public sewer charges and all rents or charges which may be assessed or imposed for the water, metered or otherwise, used or consumed in the demised premises during the term hereof as soon as and when the same may be assessed or imposed. If such rents or charges are not so paid, the same shall be added to the next month's rent thereafter to become due.

ASSIGNMENT AND SUBLETTING

Art. 12. The Tenant shall not assign, mortgage, pledge or encumber this lease, or sublet the demised premises, or any part thereof without first obtaining the Landlord's consent in writing and shall not occupy, or permit or suffer the same to be occupied for any business or purpose deemed disreputable or extra-hazardous on account of fire, under the penalty of damages and forfeiture, and in the event of breach thereof, the term hereof shall immediately cease and determine at the option of the Landlord as if it were the expiration of the original term.