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BOOK

Seventh. 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 as it shall deem necessary for the safety, preservation or restoration of the said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Landlord to make any such repairs, additions or alterations), or to exhibit the same to prospective purchasers, and also the right to exhibit the said premises beginning three months prior to the expiration of the demised term, and put upon them the usual "To Let" and "For Sale" signs.

Eighth. The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises and to the Tenant's occupancy thereof. The Tenant agrees not to do or permit anything to be done in said premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. The Tenant agrees to pay any increased insurance premiums on building or contents due to the Tenant's occupancy, as additional rent.

Ninth. The Tenant has hired the demised premises without any representations on the part of the Landlord as to the present or future condition of the demised premises.

The Landlord shall not be responsible for any defect or change of conditions in or about the premises, nor for any damage to the same. The Tenant shall be solely responsible for maintenance of the premises in a good and safe condition and the Landlord shall not be responsible for any injury to any person, nor for damage to any goods or things occasioned by any defect or condition in or relating to the premises. The Tenant further agrees that it will at its own cost

and expense obtain and maintain public liability insurance in the form currently available during the term of this lease, in an amount of not less than \$100,000.00 for injury or death to one person and \$300,000.00 for injury or death to more than one person arising out of one accident. Said insurance shall be for the benefit of the Landlord and Tenant as their interests may appear with respect to the said leased premises.

Tenth. It is further agreed that the rights of the Tenant hereunder shall be and remain subordinate and inferior to the right and lien of any mortgage placed upon said premises by the Landlord, during the term of this lease, and in the event it should be requested by any person, firm or corporation making a loan, or contemplating the making of a loan, with said property as security, to the Landlord, during the term of this Lease, the Tenant will execute any Subordination Agreement requested of him by such lender.

Eleventh. In case of violation by the Tenant of the covenants, agreements and conditions contained in this Lease, or any or either of them, and upon failure to discontinue such violation within ten days after notice in writing of such violation addressed by the Landlord to the Tenant, at the demised premises or such other place as may be hereinafter designated in writing by the Tenant, this Lease shall thenceforth at the option of the Landlord become null and void, and the Landlord may re-enter without notice or demand; and the rent in such case shall become due, be apportioned and paid on and up to the day of such entry, and the Tenant shall be liable for all loss or damage resulting from such violation as aforesaid. No waiver by the Landlord of any breach of condition by the Tenant shall constitute or be construed as a waiver of any other condition or breach of condition, nor shall lapse of time after breach of condition by the Tenant before the Landlord shall exercise its option under this paragraph operate to defeat the right of the Landlord to declare this Lease null and void and to re-enter upon the demised premises after breach or violation.

Twelfth. It is further agreed by and between the parties hereto that if at any time during the term of this Lease the Tenant herein shall die or make any assignment for the benefit of creditors or be decreed insolvent or bankrupt by any court, Federal or State, of competent jurisdiction, or make any involuntary assignment of this Lease, the Landlord may, at his option, terminate this Lease, exercise of such option to be evidenced by notice to that effect served upon the assignee or receiver, trustee or other person in charge of the liquidation of the property of the said Tenant or his estate, or upon the heir, executor or administrator, or assignee, as the case may be, but such termination shall not release or discharge any payment of rent payable hereunder and then accrued, or any liability then accrued by reason of any agreement or covenant herein contained on the part of the said Tenant, or his legal representatives.

Thirteenth. If the property or any part thereof wherein the demised premises are located shall be taken by public or