

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 one month 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.

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.

TENTH: 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 by certified mail 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 reenter 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

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