

premise; provided that in the event any claim is made against the Lessor, the Lessor shall give the Lessee reasonably prompt notice of such claim.

(5) During the term of this Lease, Lessee shall keep the building and improvements on the leased premises adequately insured against loss by fire or other casualty, and in the event of any loss as a result of which insurance proceeds are payable, Lessee shall use said proceeds forthwith to repair or replace the buildings or improvements damaged. Lessee shall maintain his own insurance on all inventory owned by him and leasehold improvements made by him. In the event the leased premises are destroyed or damaged by fire or other casualty, the rent as herein provided shall be proportionately reduced until said premises have been restored.

(6) The Lessee shall comply throughout the duration of this Lease with all "Public Requirements" (as defined herein) applicable to the leased premises and to the public ways adjacent thereto. Such term, "Public Requirements" shall be construed to mean laws, ordinances, by-laws, regulations, and orders of all public authorities having jurisdiction thereof, compliance with which is by law the obligation of the owner or occupant of the leased premises.

(7) In general, the Lessee, its successors and assigns, shall have exclusive possession and control of, and responsibility for, the leased premises and shall also have responsibility for the public ways adjacent to the leased premises to the extent that responsibility for such public ways is the obligation of the property owner and not the public authority in control thereof.

(8) The Lessee shall cause to be paid all charges for work done (labor and materials) upon the leased premises for which it is responsible during the term of this Lease

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