

policies of insurance and shall deliver evidence of such insurance to the Landlord and to Not applicable

\_\_\_\_\_. Should Tenant fail to furnish evidence of such insurance as provided for in this lease, Landlord may obtain such insurance and the premiums on such insurance shall be deemed to be additional rental to be paid by Tenant to Landlord on demand. Said policy may be a blanket policy covering more than one of Tenant's properties.

10. Tenant shall use and occupy the demised premises in a careful, lawful, safe and proper manner and shall at all times keep the demised premises (interior and exterior) in a reasonably neat and orderly condition, clean and free from rubbish and dirt. Tenant will not commit or suffer any waste therein and will not make any use thereof which would constitute an actionable nuisance or which would prove offensive or which would violate any municipal, county or state order, regulation, ordinance or statute.

11. It is agreed that the failure of Landlord in one or more instances to insist upon strict performance or observance of one or more of the covenants or conditions hereunder, or to exercise any remedy, privilege or option herein conferred upon or reserved to Landlord, shall not operate or be construed as a relinquishment or waiver for the future of such covenant or condition or of the right to enforce the same or to exercise such privilege, option or remedy, but the same shall continue in full force and effect.

0320

4328 IV-23