

10. The Lessors shall have the right to enter the demised premises at any reasonable time for the purpose of inspecting and exhibiting the premises and/or making repairs thereto. The Lessors shall not unreasonably interfere with the Lessee in such inspection or repairs.

11. The Lessee's rights under this lease shall be subject to any bona fide mortgage which is now or which may be hereafter placed upon the leased premises by the Lessors or to any easements, building restrictions, rights-of-way, zoning ordinances, set-back lines, or other governmental regulations or laws affecting the property.

12. Except as may be otherwise provided, the Lessee shall have the right, if it shall not be in default of any provisions of this lease, to remove from the leased premises its trade fixtures at the termination of this lease, provided that such removal shall cause no more than surface damage to the leased premises and the Lessee shall promptly and properly repair such damage.

13. The Lessee shall have the right to use the leased premises for its corporate purposes.

14. The Lessee shall not use or allow the leased premises or any part thereof to be used or occupied in a manner which will in any way make void or voidable any insurance then in force with respect thereto or which will make it impossible or difficult to obtain and keep in force insurance required to be furnished under this Lease hereunder or which will constitute a public or private nuisance or

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