

shall be created, which shall be upon the same terms and conditions, including rental, as those herein specified.

FIXTURES. If Tenant is not in arrears in the payment of rent or in the performance of any of the other covenants and conditions contained in this lease, Tenant may, on the termination of this lease or at any time during the continuance thereof, remove from said premises all shelving, fixtures and other equipment (which equipment shall include but shall not be limited to lighting fixtures, oil burners, coal stokers, electric fans, portable cooling units, etc.) which may have been installed in said premises or otherwise acquired by Tenant. Tenant agrees to repair any damage that may be done to the demised premises resulting from the removal of said fixtures and equipment.

ORDINANCES. The Tenant shall, at its own cost and expense, promptly observe and comply with all laws, rules, orders, ordinances and regulations of the Federal, State and City Governments and any and all their departments and bureaus, and those of any other competent authority applicable to said premises, as well as to all repairs and alterations which may be made thereon, as herein stated and provided; and also, at its cost and expense, shall promptly comply with all laws, rules, orders, regulations and requirements of the Board of Fire Underwriters or of any similarly constituted body, and will use no part of said premises in a manner so as to create a nuisance, and will use no part of said premises for any unlawful purpose. Upon failure to so