

*LMO*

contest the same or the validity thereof by appropriate proceedings, and pending any such proceedings the Landlord shall not have the right to comply with any such laws, rules, orders, ordinances and regulations so contested, and any such delay of the Tenant in complying with any such laws, rules, orders, ordinances and regulations until final determination of such disputed matter shall not be deemed a default in the conditions of this lease; and Landlord hereby appoints Tenant Landlord's agent and attorney-in-fact, with full power and authority, in its own name and/or in the name of the Landlord, at its expense, to contest any such laws, rules, orders, ordinances or regulations which Tenant shall, in good faith, desire to contest, and further agrees to execute such instruments, and give Tenant such assistance in connection with such contest as shall be necessary, reasonable and proper.

REPAIRS. The Tenant agrees and covenants that it will keep the building and the premises, outside and inside, in good substantial repair, and will deliver said building and premises (unless the lease be terminated because of condemnation or other proceedings as provided in the paragraph hereof entitled "Condemnation"), at the termination of this lease, in good order and repair, due allowance being made for obsolescence and reasonable wear and tear.

NOISES AND ODORS. That the Landlord shall not rent or use any property adjoining the demised premises if any be now owned or hereafter acquired by Landlord for uses whereby noises will be created or obnoxious odors emitted, or which will increase the fire hazard.

DAMAGE CLAUSE. Should the whole or any part of the improvements at any time standing on the demised premises be partially damaged or wholly destroyed by fire or other cause after the commencement of the term of this lease, such destruction or injury shall not operate to terminate this lease, but this lease shall continue in full force and effect, and Tenant agrees at its own expense without unnecessary delay, to restore or rebuild said improvements to a condition equal or greater in value to that just prior to said loss.