

ably and quietly hold and enjoy the demised premises for the term aforesaid.

(13) The Tenant covenants and agrees with the Owner that it will not use nor permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire nor which may cause the Owner to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Tenant.

(14) The failure of the Owner or the Tenant to take advantage of any default on the part of the Owner or the Tenant, as the case may be, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waive or lessen the rights of the Owner or Tenant to insist upon the provisions hereof.

(15) This lease agreement executed by the Owner and Tenant in duplicate, merges all understandings and agreements between the parties hereto with respect to the leased premises and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the Owner and Tenant, which written consent shall be executed in duplicate and attached to and become a part of the duplicate originals of this lease agreement.

(16) Should the Tenant so elect to extend the term of said lease, as hereinafter provided, the Owner, upon written request by the Tenant prior to the commencement of said extended term, shall cause to be placed or installed upon the premises an air conditioning system, or air conditioning units, of the Owner's choosing, sufficient to provide air conditioning for the ground floor only of said building. It is expressly agreed that the initial cost of this improvement shall be borne by the Owner who shall be reimbursed in full by the tenant in the following manner: the entire cost of said improvement shall be added to the rent to be paid by the Tenant for the residue of said extended term and the Tenant shall pay the same in equal monthly payments upon the days appointed for the payment of said rent.

(17) The Tenant is hereby granted the option to extend said lease for an additional term of Forty-eight (48) months, that is to say, from