

Landlord further covenants and warrants that if the Tenant shall discharge the obligations herein set forth to be performed by the Tenant, the Tenant shall have and enjoy, during the term hereof and any extensions thereof, the quiet and undisturbed possession of the demised premises, together with all appurtenances appertaining or appendant thereto.

THE LANDLORD AND TENANT FURTHER STIPULATE, COVENANT AND AGREE AS FOLLOWS:

USE OF PREMISES. That the premises hereby demised shall not be used for any unlawful purpose during the term of this lease and any extension thereof.

SUBLETTING AND ASSIGNING. That the Tenant may assign this lease or sublet the whole or any part of the demised premises, but if Tenant does so Tenant shall remain liable and responsible under this lease.

FIXTURES. That Tenant may, at any time, remove from said premises all shelving, fixtures and other equipment (which equipment shall include but shall not be limited to lighting fixtures, electric fans, portable cooling units, etc.) which may have been installed in said premises or otherwise acquired by Tenant.

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 comply with any of the foregoing requirements, the Landlord may, at Landlord's option, after thirty (30) days' written notice to Tenant of Landlord's intention so to do, comply with the same for and on account of the Tenant, and the cost of such compliance shall be

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