

competent authority applicable to said premises arising after date of this lease, as well as to all repairs and alterations which may be made thereon, as herein stated and provided, arising after date of this lease; and also, at their 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 its option, after thirty (30) days' notice in writing 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 paid to the Landlord upon demand. If, however, the Tenant, in good faith, shall desire to contest any laws, rules, orders, ordinances or regulations of the Federal, State, City or other competent authority requiring repairs, alterations or changes in the said premises, Tenant shall notify Landlord in writing of their intention to contest same, and they shall not be required to make such repairs, alterations or changes, so long as they shall, in good faith, at their own expense, 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, 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 agents and attorneys-in-fact, with full power and authority, in their own name and/or in the name of the Landlord, 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;

6. That Landlord guarantees that, during the term hereof, the Tenant shall have the continuous right to use any rights-of-way which are in use on the date of the delivery of this lease, leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right-of-way or alley-way on or adjoining the premises of which the herein demised premises are a part of the whole, the use of which the Landlord has a right to grant to Tenant, or which the Landlord owns or controls.
7. The Tenant shall make no changes, improvements, alterations and additions to the demised premises without first obtaining, in writing, Landlord's consent and approval of such changes, improvements, alterations and additions. Such changes, improvements, alterations and additions shall become a part of the demised premises and the property of the Landlord upon the termination of this lease or any renewed term thereof.