

5. Compliance with Laws, etc. The Lessee will not do or permit to be done in the demised premises any act in violation of any law, ordinance or governmental regulation or whereby the premiums for fire insurance are increased above the level established for the permitted use thereof; provided that the permitted use shall expressly include the storage of reasonable quantities of inflammable fluids, in Underwriter Laboratory-approved containers, required in Lessee's business.

6. Exculpation. The Lessor shall not be liable for any injury or damage to person or property resulting from any cause other than the negligence of the Lessor, its employees and invitees.

7. Damage or Destruction. The Lessor shall keep the demised premises insured against fire and such other risks as are included within the term "extended coverage" in amounts sufficient to prevent the Lessor's becoming a co-insurer. If the demised premises are damaged or destroyed by fire or other casualty, the Lessor shall repair the demised premises with all dispatch and the rent shall be apportioned according to the amount of space remaining tenantable. If the demised premises have been damaged to such an extent that they cannot be restored within sixty (60) days, either party hereto shall have the option of cancelling this lease as of the date of such casualty. The proceeds of any fire insurance policy shall be held by the Lessor in trust as a restoration fund to be disbursed periodically as restoration progresses if the premises can be restored within the sixty (60) day period.

8. Quiet Enjoyment. The Lessor covenants that, so long as the Lessee shall faithfully perform the covenants and conditions hereof, the Lessee shall peaceably and quietly have the demised premises for the term hereby granted without molestation or disturbance by the Lessor, and free of any encumbrances created or suffered by the Lessor.

9. Inspection of Premises. The Lessor may enter the demised premises at all reasonable times during business hours for the purpose of inspecting same or making any necessary repairs or replacements. The Lessor agrees that in connection with any repairs, it will cause as little disturbance or loss of business to the Lessee as may be possible under the circumstances. The rent shall abate for any period and to the