

ARTICLE 22

End of Term

Section 22.1. Except as herein otherwise provided, Lessee shall on the last day of the Demised Term, or upon the sooner termination of the Demised Term, peaceably and quietly surrender and deliver up to Lessor the Demised Premises, together with such improvements as may then be on the Demised Premises, the improvements to be clean and otherwise in the same condition as exists at the commencement of Demised Term or as exists upon the date of completion of construction thereof, as applicable (except for replacement of destruction or damage, then from time of completion of replacement pursuant to Article 16) except only for reasonable wear and tear. Nothing in this Article, however, shall prohibit Lessee from exercising the right or obligation of removal of the items provided for in Article 7 hereof. Lessee covenants and agrees to repair any damage occasioned by Lessee's removal of items pursuant to this Lease.

Section 22.2. Upon such termination all rent under this Lease, all taxes, tax deposits, water rents, rates and charges, sewer rents and other governmental impositions and charges, premiums on all insurance policies then in force and any other items payable as additional rent under this Lease shall be apportioned as of such termination.

ARTICLE 23

Quiet Enjoyment; Additional Rights of Lessee

Section 23.1. If and so long as Lessee shall pay the rent and additional rent reserved by this Lease and shall perform and observe all of the agreements, terms, covenants and