

date of making of such expenditure by Sublessor, shall be payable to Sublessor on demand or at the option of Sublessor may be added to any Basic Rent then due or thereafter becoming due under this Sublease, and Sublessee covenants to pay any such sum or sums with interest as aforesaid. All sums which may become payable to Sublessor by Sublessee as in this Article provided and all other charges and expenses of whatsoever nature which Sublessee assumes or agrees to pay pursuant to this Sublease, shall be deemed additional rent hereunder, and Sublessor shall have (in addition to any other right or remedy of Sublessor) the same rights and remedies in the event of the nonpayment of any such sums by Sublessee as in the case of default by Sublessee in the payment of the Basic Rent.

#### ARTICLE VIII

##### Repairs and Maintenance of Premises

Sublessee covenants throughout the term of this Sublease, at Sublessee's sole cost and expense, to take good care of the Subleased Property, and to keep the same in good order and condition, excepting reasonable wear and tear, and to make all necessary repairs thereto, interior and exterior, structural and non-structural; provided, however, that Sublessor will pay the cost of all repairs which, under generally