

(d) Lessee covenants and agrees that it will comply with any and all laws, ordinances, orders and regulations whether the same be of Federal, State, County or Municipal government, or any agency, officer or department thereof, respecting the manner in which it uses the demised premises, and that it will not cause or permit any use of the demised premises in violation of any such laws, ordinances, orders and regulations, provided, however, that Lessee shall not be required to install or pay for fire escapes, fire exits or any other safeguards of any nature whatsoever, nor shall Lessee be required to make or pay for any structural and/or exterior alterations or changes in compliance with said laws, ordinances, orders and regulations, now existing or hereafter enacted.

(e) Lessee, at its own cost and expense, shall maintain the interior of said building in equally good condition as it was when taken over by the Lessee and Lessee will at its own cost and expense make repairs of damage caused by negligence of Lessee or of its servants, employees, agents or invitees, except that Lessee shall not be required to make or pay for any repairs, renewals or replacements made necessary by ordinary wear and tear, loss, damage or destruction by fire, flood, windstorm, earthquake, strikes, riots, acts of public enemies, acts of God or other casualty.

(f) At the expiration of the original term hereof or prior termination of this lease, or any renewal or extension thereof, Lessee shall leave the demised premises in as good condition as when first taken over by Lessee, or in which said premises may be put by Lessor, reasonable use and ordinary wear and tear, loss, damage or destruction by fire, flood, windstorm, earthquake, strikes, riots, acts of public enemies, acts of God or other casualty, or from damage arising from the negligence or default of the Lessor, its agents or employees excepted.

(g) Lessee shall permit the Lessor to enter the demised premises from time to time, whenever necessary for the purpose of making repairs which Lessor is required to make under the provisions of this lease