

and equipment.

ORDINANCES. The Tenant shall, at his own cost and expense, promptly observe and comply with all laws, rules, orders, ordinances and regulations of the Federal, State and City Governments and any and all their departments and bureaus, and those of any other competent authority applicable to said premises, as well as to all repairs and alterations which may be made thereon, as herein stated and provided; and also, at his 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 Landlord's option, after thirty (30) days' written notice 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 and City or other competent authority requiring repairs, alterations or changes in the said premises or in any building at any time situated thereon, Tenant shall notify Landlord in writing of his intention to contest same, and he shall not be required to make such repairs, alterations or changes, so long as he shall, in good faith, at his 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, rules, 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 agent and attorney-in-fact, with full power and authority, in his