

4. Lessee agrees that Lessor, its agents and other representatives shall have the right without abatement of rent, to enter into and upon the premises, or any part thereof, at all reasonable times for the purpose of inspection, or for making such repairs and alterations to the demised premises, or the building of which they are a part, as may be necessary for the safety and preservation thereof.

5. Lessee agrees to permit Lessor, or the authorized agent of Lessor, at reasonable times throughout the term of this lease, to show the premises to persons wishing to hire or purchase the premises, and Lessor agrees that such showing shall not inconvenience Lessee. Lessee further agrees that on and after three months preceding the expiration of the term hereby granted, Lessor or its authorized agent, shall have the right to place a notice of reasonable size on the front of the premises, or any part thereof offering the premises "For Rent" or "For Sale".

6. Lessee may assign or sublet the whole or any part of the premises with the written consent of Lessor to another party or parties for purposes similar to the purposes for which Lessee occupies the premises or for any other purpose not incompatible with the general character and use of said building, but in such event Lessee shall nevertheless remain liable for the full performance of the covenants herein contained; notwithstanding the foregoing, Lessor agrees that Lessee may permit the demised premises or any part thereof to be used by American Motorists Insurance Company, American Manufacturers Mutual Insurance Company or any corporation associated or affiliated with Lessee without written consent of Lessor.

7. Lessee shall quit and surrender the premises at the end of the term in as good condition as the reasonable use thereof will permit, damage thereto by fire, civil commotion, riot, war, Act of God, action of the elements or other casualty, wear and tear excepted; and shall not make any alterations, additions or improvements to said premises without the previous written consent of Lessor.

8. Lessee may install partitioning, fixtures and furnishings for its business purposes in the demised premises, and said items may be affixed to the building, and Lessee may remove same at will, whether installed during Lessee's tenancy under this lease, any prior lease, or otherwise, provided that Lessee shall repair all damage to the building or the demised premises resulting from such removal.

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