

which insurance shall insure the Landlord and Tenant as their interest may appear. The cost of such insurance shall be born by Tenant.

6. Repair and Maintenance. The building and improvements leased herein shall be kept in good and substantial order and repair at all times by Tenant at his sole cost and expense. Tenant shall comply with all laws, ordinances, orders, regulations of every kind and nature and, whether the same or any of them relate to ordinary or extraordinary, structural or non-structural changes or requirements to or in and about said building and the improvements leased herein, Tenant shall be responsible for any changes or requirements incident to or as the result of the order of any agency or department having jurisdiction over said building and improvements and shall pay any and all costs and expenses incidental to such compliance and shall indemnify and save harmless Landlord of and from all costs, expenses, claims and damages by reason of any legal requirements filed against or imposed upon said building and improvements or any part thereof or against Landlord as owner thereof because of the failure of Tenant to comply with this Paragraph.

7. Right of Landlord to Inspect and Repair. Landlord and its agents or other representatives shall have the right to enter into and upon the demised premises or any part thereof at all reasonable hours for the purpose of examining the same or making such repairs or alterations therein as may be necessary for the safety and preservation thereof. In case of the neglect or the fault of the Tenant in making the same, Landlord may do so after reasonable notice to the Tenant (except that no notice shall be required in case of emergencies) during said term, and all costs and expenses consequent thereto with interest thereon shall be repaid by Tenant to the Landlord and, in such event, the provisions of Paragraph 10 shall apply.

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