

25. Landlord covenants that the leased premises meet the existing requirements of the Occupational Safety and Health Act of 1970, at the time of execution of this Lease, and Landlord agrees to maintain the structural portions of the building, all fixtures and machinery therein and all facilities within the building or the leased premises that are the property or responsibility of the Landlord in the condition that fully complies with the requirements of said Act. Landlord further agrees to maintain the electrical facilities within the building or the leased premises in compliance with the National Electric Code and any applicable State or local electrical codes in effect at the time of execution of this Lease.

26. Subject to the approval of the Landlord, permission is hereby given the Tenant to letter the doors and windows of the Premises and to affix its standard signs and plaques to the Building. Such signs and plaques shall remain the property of the Tenant and shall be removable at its election. Landlord's permission to affix same shall not unreasonably or arbitrarily be withheld.

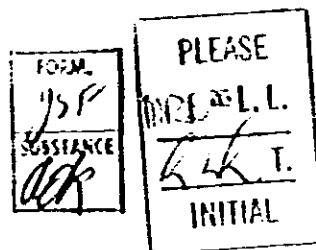
27. The Tenant does hereby acknowledge and agree that this Lease is and at all times shall be subordinate to and junior in rank to any lien or liens that the Landlord may now have outstanding on said demised Premises or may hereafter place on said demised Premises. Provided, further that the Tenant shall, upon request of the Landlord's Mortgagee, execute any agreement acknowledging and subordinating said Lease to said Mortgage.

28. It is understood and agreed that the Landlord shall pay the entire cost of moving the Tenant from its present location to the demised premises including the cost to move Tenant's furniture and equipment and any expense incurred in moving Tenant's telephone system.

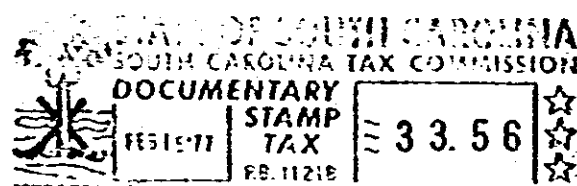
29. It is further covenanted and agreed that, in the event the Tenant should voluntarily and without cause vacate the demised Premises, at any time before the expiration or termination of this Lease, under circumstances whereunder Tenant would continue to be legally liable for the payment of rent, the Tenant shall have the right to deduct from any rent payable under the Lease, the cost of utilities, janitor service and supplies.

30. In the event of the partial condemnation of 10% or more of the building or 20% or more of the parking area, or in the event of a partial condemnation of either which substantially interferes with the Tenant's quiet, peaceful and uninterrupted possession, use and enjoyment of the Premises, the Tenant shall have the option to cancel this Lease within ninety (90) days after possession of the land or other property is legally authorized to be taken by the Governmental authorities.

31. It is further covenanted and agreed that the execution and delivery of this Lease shall operate as a cancellation and termination effective February 28, 1977, of that certain Lease dated November 20, 1972, between Ewing-Hungville and The Prudential Insurance Company of America.



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