

The Landlord shall carry fire and extended coverage insurance on the building but not for Tenant's contents contained therein; and in case of damage or destruction to the premises or building by fire or any of said extended coverage perils, whether or not attributable to the negligence of the Tenant or its agents, visitors, servants or employees, this paragraph shall control and the Tenant shall have no liability to the Landlord or its insurer or insurers.

Tenant will pay all excess insurance premiums (i. e. premiums in excess of the usual premiums for a nonhazardous risk) required to be paid by Landlord on the Premises caused by reason of Tenant's use or occupancy thereof.

(5) Assignments: Tenant is hereby given the right to sublet, assign, transfer and reassign any and all of its rights and obligations under this Lease, and Landlord, if requested to do so, agrees to execute and deliver any and all necessary documents and agreements in order to confirm any such sublease, transfer, assignment or reassignment. Tenant agrees to remain primarily liable under the terms and conditions of the within Lease in the event of any assignment, transfer or sublet thereof.

(6) Compliance with Applicable Laws: After commencement of the term hereof, Tenant will comply with all lawful requirements of the local and state health boards, police and fire departments, municipal and state authorities, and the board of fire underwriters, respecting the use of the Premises, and will do any work, except additions to the Premises or alterations and improvements of a structural nature, which shall be the responsibility of the Landlord. If Tenant, after notice ordering the work which it is required to perform hereunder, fails to do it with reasonable promptness, Landlord, after thirty (30) days prior written notice to Tenant, may do said work and collect the cost thereof from Tenant. If Landlord is required to abate any nuisance on the Premises caused or created by Tenant, it may do so after the thirty (30) days prior written notice to Tenant and Tenant will pay all reasonable and proper costs in connection therewith. If Landlord is required to do any work, or make any repairs hereunder and fails to do so, Tenant may, after thirty (30) days prior written notice to Landlord, do same and deduct the cost thereof from the next in-

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[4328 RV.2]