

the safety, preservation, or restoration of the said building, or for the safety or convenience of the occupants thereof or to exhibit the same to prospective purchasers, and also the right to exhibit the said premises beginning one month prior to the expiration of the demised term, and put upon them the usual "To Let" and "For Sale" signs.

CONFORMITY WITH LAW. The Landlord covenants that said demised premises and appurtenances, except those portions erected or installed by the Tenant, conform, and that it will promptly cause them from time to time to conform, to every applicable requirement of law or duly constituted authority or of any Board of Underwriters, rating bureau or similar organization having jurisdiction or the requirements of the carriers of all insurance on the premises.

COMPLIANCE WITH LAW. The Tenant agrees to observe and comply with all laws, ordinances, rules and regulations of the Federal, State, County and Municipal authorities applicable to the business to be conducted by the Tenant on said premises and to the Tenant's occupancy thereof.

HOLDING OVER. Should the Tenant hold over in possession after the expiration of the original term or of any extended term, such holding over shall not be deemed to extend the term or renew the Lease, but the tenancy thereafter shall continue upon the covenants and conditions herein set forth at the rate of rental in effect during the last month of the term, until terminated by either party by notice designating the date of termination given to the other party sixty (60) or more days before such date.

QUIET ENJOYMENT AND TITLE. The Landlord covenants, warrants and represents that it has full right and power to execute and perform the Lease and this agreement and to grant the estate demised herein, and covenants that the Tenant, on paying the rent herein reserved and performing the covenants and agreements hereof, shall peaceably and quietly have, hold and enjoy the demised premises and all rights, easements, appurtenances and privileges belonging or in anywise appertaining thereto, during the full term

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