

or to run telegraph or other lines, or to make such repairs, additions and alterations as Landlord may deem necessary for the safety, preservation or restoration of the said building, or for the safety or convenience of the occupants thereof (there being no obligation, however, on the part of the Landlord to make any repairs except as provided in Paragraph 7 hereinabove), and also the right to exhibit the said premises beginning thirty (30) days prior to the expiration of the demised term if there has been no extension of said term.

11. 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.

12. The Landlord agrees to maintain and keep, for the benefit of the Landlord and the Tenant as their respective interests may appear, fire and extended coverage insurance upon the real property and improvements in an amount of not less than eighty (80%) percent of said property's current fair market value, adjusted annually, but in no event shall said insurance coverage be less than the amount of coverage existing on the

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