

(c) Be carried as respects insurance specified in section 4.1(a) with loss payable to the Mortgagee, Lessor and Lessee as their interest may appear.

4.3 Lessee shall furnish Lessor with certificates of such insurance, with provision that such insurance shall not be cancelled or materially altered without at least five days' prior written notice to Lessor.

4.4 In the event of loss of or damage to the building or buildings in the leased premises, the Lessee shall, at its own expense, rebuild or repair said building or buildings, in which event the insurance proceeds shall be made available by the Lessor to the Lessee to reimburse the Lessee for the cost of such repair or rebuilding.

5.1 Lessee may assign, sell or otherwise dispose of its interest in this lease, or sublet the whole or any part of the leased premises for any lawful purpose not inconsistent with this lease to Sterling Drug Inc. or any subsidiary of Sterling Drug Inc, or to another party with the consent of the Lessor, which consent shall not be unreasonably withheld; provided, however, that no assignment, sale, disposal or subletting, nor the acceptance of rents or other payments by the Lessor from any assignee, under-tenant, occupant or other person, shall release the Lessee from its obligation to pay the rents and perform the covenants as set forth in this lease.

6.1 The Lessee may make such additions, alterations and changes in and to the leased premises as it may deem advisable for its use thereof, provided such additions, alterations and changes will not change the character of the building or buildings or adversely affect the value thereof.

6.2 The Lessee, from time to time during the term of this lease or any extension thereof, may install signs, machinery, equipment, fixtures of various kinds and descriptions (including but not limited to partitions and

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