

7. Right of Landlord to Inspect and Repair. Landlord and its agents or other representatives shall have the right to enter into and upon the demised premises or any part thereof at all reasonable hours for the purpose of examining the same or making such repairs or alterations therein as may be necessary for the safety and preservation thereof. In case of the neglect or the fault of the Tenant in making the same, Landlord may do so after reasonable notice to the Tenant (except that no notice shall be required in case of emergencies) during said term, and all costs and expenses consequent thereto with interest thereon shall be repaid by Tenant to the Landlord and, in such event, the provisions of Paragraph 10 shall apply.

8. Injuries Sustained in and about Buildings. Tenant shall hold Landlord harmless against any and all claims, damages arising after the commencement of said lease term, and any orders, decrees or judgments which may be entered for damages or alleged damages resulting from any injury to person or property or for loss of life sustained in and about the leased building and improvements by any person or persons whatever. Tenant shall maintain, at his expense, public liability insurance in such amounts as shall be reasonably required by Landlord and shall indemnify and hold harmless Landlord from any claims, demands, damages, suits or causes of action arising out of the use of the demised building and improvements.

9. Condemnation. If at any time during the term hereof, the whole or substantially all of the premises shall be taken for any public or quasi public use under any statute or right of eminent domain, then, in such event, when possession shall have been taken thereunder of the premises by the condemning authority, the term hereby granted and all rights of the Tenant hereunder shall immediately cease and terminate and the rent shall be apportionately paid to the time of such termination. In such event, Landlord shall be entitled to receive from the condemnation proceeds the total unpaid rental attributable to

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