

from the rent or purchase price.

If the premises are totally destroyed, or so substantially damaged as to be unfit for the use the building is intended, this lease shall terminate as to the date of such destruction or damage and rental shall be accounted for between landlord and tenant as of that date, at the option of the tenant. If the premises are damaged, but not rendered wholly unfit for the use intended, rental shall abate in proportion as the premises have been damaged and landlord shall restore as speedily as practical said premises, whereupon full rent shall recommence.

The premises may be used for any legal business purpose by the tenant, however the tenant shall not use or occupy or permit the leased property to be used or occupied, nor do or permit anything to be done in or on the leased property, in a manner which will in any way violate any certificate of occupancy affecting the leased property, or which will cause or be likely to cause structural damage to the building or any part thereof, or which will constitute a public or private nuisance, and shall not use or occupy or permit the leased property to be used or occupied in any manner which will violate any present laws or regulations of any governmental authority. Tenant will comply with the reasonable requirements of landlord's insurer after reasonable notice.

The closing of this transaction shall terminate the contract between the parties for the manufacture by Shore of shirts for Enro.

The Tenant shall permit an inspection of the leased property by the landlord, or the landlord's agents or representatives, and by or on behalf of prospective purchasers, during business hours, at any time during the lease term at

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