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herein contained to be kept by the Lessee, then in any of such cases the Lessor may serve upon the Lessee, at its principal office in the City of New York New York, written notice of the intended forfeiture of this lease, said forfeiture to be declared in writing at a time not less than thirty days after the serving of said notice of intended forfeiture. And in case the Lessee does not during the interval between the service of the first notice and that of the declaration of forfeiture fully pay all sums due and fully comply with the covenants and agreements herein contained, such declaration of forfeiture last named shall operate as a complete, absolute and irredeemable forfeiture to the Lessor of the entire interest of the Lessee in and to the demised premises.

The Lessee covenants and agrees during the continuance of this lease to make ordinary interior repairs; and the Lessor covenants and agrees, upon reasonable notice, to make and do all exterior repairs, and all repairs of a permanent character and all foundation or structural strengthening, alterations, reconstructions or additions necessitated by reason of defects or weakness, or by reason of building operations upon adjacent premises, or which may at any time be required by State or Municipal authority.

The Lessor covenants and agrees that the Lessee, paying the rents herein reserved and observing, keeping and performing the covenants and agreements herein contained, shall and may peaceably and quietly have hold occupy, possess and enjoy the demised premises for and during the full term of this lease and of any prolongation or extension thereof.

It is covenanted and agreed by and between the parties hereto that all trade and office fixtures, machinery and equipment heretofore built or placed in or upon said premises by the Lessee or its predecessors while occupying said premises, or any part thereof, or otherwise acquired by it or them, or which may at any time during said term, or any prolongation, extension or renewal thereof, be built or placed in or upon said premises by the Lessee, shall be and remain the property of the Lessee, and at or before the final expiration of said term, or any prolongation, extension or renewal thereof, may be removed by the Lessee at its option.

The Lessor agrees that during the continuance of this lease the remainder of said building will not be used in any manner nor for any purpose that might prove hurtful or deleterious to the goods or business of the Lessee or more hazardous as a fire insurance risk than the occupancy of the Lessee, nor for any business similar to that of the Lessee.

It is covenanted and agreed by and between the parties hereto that if the use of a railroad sidetrack is included in this lease, the use of the said railroad sidetrack is so important to the Lessee that if it should hereafter be removed, altered or become disconnected, inaccessible or so burdened as to interfere with or impair the satisfactory use thereof by the Lessee, the said Lessee may terminate this lease at its option.

Lessee agrees to pay those portions of the annual real estate taxes on demised premises in excess of Five Hundred Two (\$502.00) Dollars per annum, during the period beginning July 1st, 1926, and ending June 30th, 1927, and also during the period beginning July 1st, 1927, and ending June 30th, 1928, provided, Lessor shall have used due diligence to keep the assessed valuation at a proper figure, and provided further that Lessee shall have been promptly advised of any increase in the assessed valuation, in order that it might lend its co-operation in reducing the assessment should it deem it advisable to do so. Bills for excess taxes shall be presented with him.