

7.5. Entry and Inspection:

Landlord shall have the right, provided reasonable notice is given to Tenant (except where Landlord determines an emergency exists, in which event no prior notice shall be required), to enter the Premises to inspect them, to supply services in accordance with this Lease, to protect the interests of Landlord in the Premises (or during the last twelve (12) months of the Lease Term to show the Premises to prospective tenants), to alter, improve or repair the Premises or any other portion of the Building, or as otherwise permitted in this Lease, all without being deemed to have caused an eviction of Tenant and without abatement of rent except as provided elsewhere in this Lease. If Tenant vacates the Premises and fails to pay rent, Landlord may, without limiting any other right or remedy, enter the Premises and alter the Premises without abatement of rent and without liability to Tenant. Landlord shall at all times have and retain a key which unlocks all of the doors in the Premises, excluding Tenant's vaults and safes, and Landlord shall have the right to use any and all means which Landlord may deem proper to open the doors in an emergency in order to obtain entry to the Premises. Any entry to the Premises obtained by Landlord shall not under any circumstances be deemed to be a forcible or unlawful entry into, or a detainer of the Premises, or an eviction of Tenant from the Premises.

Tenant acknowledges that a designated emergency exit for the Building is located within the Premises ("Emergency Exit") and that it is necessary for health and safety purposes that individuals in the Building be able to access and use the Emergency Exit in the event of an evacuation of the Building, during health and safety drills, and whenever emergency situations arise ("Safety Event"). Tenant agrees that notwithstanding anything to the contrary in this Lease, Tenant will allow any individual in the Building to enter the Premises and to access and use the Emergency Exit whenever a Safety Event occurs.