

By fire, casualty and the elements excepted. Any holding over by Tenant shall not operate, except by written agreement, to extend or renew this lease, but in such case Landlord may terminate Tenant's occupancy at once or consider such occupancy from month to month.

**Remodeling** 11. Before delivering possession of the leased premises to Tenant, and Landlord shall complete the remodeling and furnish and install the equipment, according to plans and specifications, to be agreed upon in writing by Landlord and Tenant. Such work shall comply with the requirements of all public authorities.

**Alterations** 12. Tenant, at Tenant's cost and expense, may make changes and alterations (but shall obtain Landlord's consent before making any changes to the building structure). Landlord shall cooperate in securing necessary permits and authority. Tenant shall not permit any mechanics or other liens to stand against the property for work or material furnished Tenant.

**Assignment** 13. Tenant may from time to time assign this lease and sublet the leased premises in whole or in part, for any lawful purpose.

**Options** 14. Tenant shall have the right and option, at Tenant's election, to terminate this lease effective as of June 30th 1941, or as of the last day of any five year period throughout which Tenant elects to exercise such option. Tenant shall send notice thereof to Landlord at least six months prior to the date this lease is to so terminate, but no notice shall be required to terminate this lease upon the expiration of the full term, to wit: June 30th 1966.

**Fire** 15. If the building containing the leased premises is totally destroyed by fire or other casualty or so damaged that the leased premises are rendered wholly untenable or unsuitable for Tenant's continued occupancy, this lease shall terminate and any unearned rent paid in advance shall be refunded. But if the damage does not render the leased premises so untenable or unsuitable, then Landlord shall forthwith, and with due diligence, repair and restore such building and premises to their condition immediately prior to such damage; such work shall be completed within sixty days and the rent shall abate proportionately according to the extent of such damage. Tenant shall under no circumstances be liable for any loss or damage to said building or premises resulting from fire or other casualty.

**Condemnation** 16. Should any portion of the leased premises be taken by condemnation and should the parties hereto fail to agree upon a new rental basis for the remaining portion, then this lease shall terminate on the date possession is surrendered pursuant to such condemnation and any unearned rent paid in advance shall be refunded, or at Tenant's option this lease shall continue upon the same rental basis. Should the street or side walk around the leased