

(10) Other than as hereinafter specified, the Tenant agrees to make no repairs, improvements or alterations to the premises and building except at their own expense and without first having obtained the written consent of the Landlord.

(11) Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy or use. Should the building be totally or substantially destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this lease shall be terminated at the election of either party, notice thereof being given to the other party.

(12) This lease shall not be assigned nor the premises or any part thereof sublet without the written consent of the Landlord.

(13) It is understood and agreed that the Tenant will use said building and premises for the operation thereon of a business similar to that being conducted as of this date.

(14) It is agreed that the Tenant reserves the right and privilege after payment of the rent to the expiration of the lease, of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by or at the expense of the Tenant.

(15) The Tenant is hereby given the privilege of erecting, maintaining, or using any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the upper or other part of the building, of which the leased premises are a part, provided the same shall comply with the laws, ordinances and regulations applicable thereto of the City, County and State in which the leased premises are situated.

(16) The Tenant shall bear, at its own expense, any and all