

the Lessor shall at its own expense proceed to repair or rebuild the same as soon as reasonably practical after receiving notice of such damage, and until such repairs are completed the rental hereinabove specified shall be abated in proportion to the extent that said property is not usable by the Lessee.

In the event that the leased property should be so damaged or destroyed, as above mentioned, to an extent exceeding fifty (50) percent of the value of the leased building, both the Lessor and the Lessee, respectively, shall have the option to terminate this lease, which option may be exercised by either party by giving to the other party written notice thereof on or before the expiration of fifteen (15) days' from the occurrence of said damage. If this lease is not so terminated as aforesaid, the Lessor shall proceed with reasonable dispatch to restore the leased building to its prior usable condition, and the entire rental herein specified shall be abated until said building is so restored.

7. The Lessee shall pay all charges for heat, water and electricity incurred in connection with its use of the leased property.

The Lessor shall pay all City, County and State property taxes on the leased property, and at all times during this lease shall keep the leased building adequately insured.

8. The Lessee shall have the option to renew this lease for a further term of five (5) years from and after the expiration of the term herein granted, that is, from March 15, 1957, to and including March 14, 1962, at the same annual rental (payable monthly in advance) and upon the same terms and conditions as herein specified with respect to the initial three (3) year term herein granted. In the event the Lessee elects to exercise such option, it shall notify the Lessor of such election in writing not less than sixty (60) days prior to the expiration of said initial three (3) year term.