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of the total destruction of the building, including the demised premises, by a fire or otherwise, or in the event that the same shall be so damaged or injured by fire or otherwise, that the Lessor shall deem it necessary to rebuild the same, then the rent shall be paid up to the time of such destruction and then and from thenceforth, this Lease shall cease and come to an end.

XII.

It is agreed and understood that the Lessor shall and will pay and discharge, when due and payable, all and every tax and taxes, rents, charges, assessments, duties, and other impositions whatsoever, ordinary as well as extraordinary, that shall be assessed, levied or imposed upon the said premises or any part thereof by any government, power or authority whatsoever.

XIII.

It is further agreed and understood that the Lessor shall and will keep the structure and exterior of the premises in good repair during the continuance of this Lease. In the event the Lessor desires to sell the building which is occupied by the Lessees under this Lease, then, in such event, the Lessor shall give unto the Lessees the first option of buying the building and property, at a price equal to the best price which the Lessor is able to obtain at the time. Should the Lessees exercise such option, then within thirty (30) days after the exercising of such option, the sale and purchase shall be closed. In the event, however, that the Lessees do not desire to exercise the option, the privilege of the Lessees shall thereupon be null and void, and the Lessor shall be at liberty to sell the premises to any person, firm or corporation he desires. In the event that the Lessor shall sell the premises, as hereinabove set forth, prior to the expiration of the term of this Lease, and if the purchaser under that sale shall desire possession of said premises, then this Lease shall forthwith terminate upon ninety (90) days' written notice to the Lessees, and at the expiration of

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