

The Lessor shall pay all property taxes assessed against the premises.

That in the event the building situate upon said premises is slightly damaged by fire or other casualty, the Lessor shall promptly repair such damage and the Lease shall continue without abatement of the rental.

In the event said building is damaged by fire or other casualty so as to render the same untenantable for the Lessee, either party hereto shall have the right and option to terminate this lease upon giving to the other party written notice by registered mail of such termination within five (5) days after such damage. In event neither party elects to terminate said Lease, then the Lessor shall, within a reasonable time, repair and restore said building to its former condition, taking into consideration prevailing conditions and circumstances, and during the period necessary for such repairs and restoration, there shall be an abatement of rent, corresponding with the time during which and the extent to which said building may not be used by the Lessee after damage occurring as aforesaid, and before repair and restoration.

In event of a total destruction of said building by fire or other casualty, this Lease shall terminate and end.

The Lessor and Lessee both agree that default in any of the covenants, obligations or conditions of this instrument by one party hereto (including the payment of rent by the Lessee) continuing for more than thirty (30) days after written notice by registered mail from the other party, shall vest in such party the exclusive right and option to forthwith terminate and cancel this Lease; and further, that such right of cancellation shall be cumulative and in addition to all of the other rights and remedies of the non-defaulting party; and provided further, that a failure of one party upon one or more occasions to avail itself of such right of cancellation for default of the other party shall in no way prejudice the non-defaulting party's right of cancellation for violations or defaults of the other party thereafter occurring.

In the event the defaulting party cures such default specified in