

and effect and the Lessors may take immediate possession of the premises with the building and all improvements thereon, free of liens and encumbrances.

At the expiration or termination of this lease for any valid cause, the building and all improvements upon the premises shall be and become the property of the Lessors, free of all liens and encumbrances.

It is further covenanted and agreed by and between the parties hereto that should the building to be erected upon said premises be partially destroyed by fire or other casualty, the Lessee shall forthwith commence the necessary repairs to the building so as to restore it to its condition prior to the partial destruction and the rental shall not be abated during such period that the building is being restored to its former condition.

The Lessee agrees to keep said building upon the within demised premises insured at all times for fire and extended coverage in a sound company and in an amount at least equal to the unearned portion of the total rental provided herein, provided however, that the amount of the insurance at no time during the life of this lease should be less than the sum of Nine Thousand (\$9,000.00) Dollars, such policy of insurance to carry a clause or endorsement providing for payment, in the event of loss, to the Lessors as their interest appears, or in lieu of such clause or endorsement that the policy be taken out in the joint names of the Lessors and the Lessee.

It is further covenanted and agreed by and between the parties hereto that should the building upon the within demised premises be totally destroyed by fire or other casualty, the Lessee