

10. Lessee will furnish, at its own cost and expense, all water, heat, light and other utility services used on demised premises.

11. Lessee may, at or before termination of this lease, remove any fixtures placed by it in any building on demised premises, provided that in so doing it shall not injure or in any way damage or deface such building.

12. In case Lessee fails to pay monthly installments of rent herein provided for, or perform any other condition or covenant herein specified on its part to be performed, within thirty (30) days after receipt of written notice, sent by Lessor, via registered mail, to Lessee, at address herein-after mentioned, stating that a specific breach, omission or default on part of Lessee is claimed to exist and that Lessee is required to correct such breach, omission or default within thirty (30) days, then Lessor may enter premises and expel Lessee therefrom without prejudice to any legal remedies it may have under this lease or otherwise.

13. If any building hereby let shall be so damaged by fire or other casualty as to be substantially destroyed, then this lease shall cease and come to an end, upon appropriate notice by Lessee to Lessor, and any unearned rent paid in advance by Lessee shall be apportioned and refunded to it, but in case building is not substantially destroyed, then it shall be restored to its condition immediately prior to such damage with due diligence by Lessor, and a just portion of rent hereinafter reserved, according to extent of injury or damage sustained by the building, shall be abated until demised premises shall have been so restored and put in proper condition for use and occupancy.