

Lessee with the terms hereof.

The Lessor and the Lessee mutually covenant and agree:

(a) That if the rent shall not be paid when due or if the Lessee shall fail to perform any of the other covenants and agreements hereof, the Lessor may give the Lessee written notice of his intention either to declare the rental for the entire term immediately due and payable (and of his intention thereupon to collect the same), or to declare this lease terminated and thereupon to take immediate possession of the premises, collecting the rental up to the time of the retaking of such possession; and if said rent shall not have been paid within thirty (30) days of receipt by the Lessee of such notice, or if the said default of the Lessee in the performance of any of the other covenants and agreements hereof shall not have been made good within thirty (30) days of its receipt of such notice, the Lessor may at any time thereafter take the action specified in such notice.

(b) That if the building on the leased premises shall be partially damaged by fire or other casualty to an extent that it is temporarily unfit for occupancy, the Lessor will promptly repair the same and the rent provided for herein or a proportionate part thereof shall be abated until such repairs are made; if the building on the leased premises shall be totally destroyed or substantially damaged by fire or other casualty to the extent that it is rendered untenable, the rent provided for herein or a proportionate part thereof shall be abated until said building shall have been restored by the Lessor, or either the Lessor or the Lessee, at his or its option, may declare this lease terminated;