

SEVENTH:

The Lessor reserves the right to inspect the premises and all buildings situated thereon at all reasonable times;

EIGHTH:

Should the buildings or any substantial part thereof situated upon the above described premises be destroyed or damaged by fire or other casualty to an extent of less than fifty (50%) per cent of the value of said buildings, the same shall be repaired, restored and made fit for occupancy and use by the Lessor within a reasonable time thereof, and a fair and just portion of the rent, according to the nature and extent of the damages, shall be suspended and cease to be payable until the buildings are repaired, restored and made fit for occupancy and use. Should the said buildings or any substantial part thereof be destroyed or damaged by fire, or other casualty to an extent of fifty (50%) per cent or more of the value thereof, the Lessor shall have the option of rebuilding, repairing and restoring said buildings within a reasonable time thereafter, or of terminating this lease. The Lessor shall give the Lessee notice in writing by registered mail addressed to the Lessee at Richmond, Virginia, of its election to rebuild and restore said buildings or to cancel said lease within ten (10) days of the damage or destruction of said buildings. In the event the Lessor elects to rebuild and restore said buildings and make them fit for use and occupancy, the rent shall be suspended and cease to be payable until said buildings are rebuilt and restored. In the event of disagreement under the terms of this article as to the extent of the damage or as to the amount of rent to be suspended pending the repair of the buildings, said dispute shall be determined by a majority of three appraisers, one of whom shall be appointed by the Lessor, one by the Lessee and the third by the two appraisers so chosen. The decision of said appraisers or a majority of them as to the extent of the damage or destruction or the fair and just portion of the rent to be suspended pending the repairs, shall be binding and conclusive on the Lessor and Lessee;

NINTH:

The Lessee shall not sublet the premises during the term of this lease agreement except upon the written consent of the Lessor, the same to be executed in duplicate and affixed to the duplicate copies of this instrument, it being understood that such consent by the Lessor shall not be unreasonably withheld; provided further that no such assignment or sublease shall relieve the Lessee hereunder of its full liability for the full rent and for the full period reserved hereunder;

TENTH:

The Lessee shall bear at its own cost and expense any and all charges for fuel, heat, water, gas, electric lights and power used on the leased premises during the term of this lease;

ELEVENTH:

The Lessee shall maintain public liability insurance coverage with limits of not less than Twenty Thousand and No/100 (\$20,000.00) Dollars for each person and Forty Thousand and No/100 (\$40,000.00) Dollars for each accident for bodily injury, mobility and five thousand and No/100 (\$5,000.00) Dollars for each accident for property damage liability, with the policy so written as to provide for the protection of the Lessor against public liability arising out of this lease agreement or the ownership of the premises and buildings during the term of this lease, and shall save harmless the Lessor from such liability;

TWELFTH:

The Lessor agrees to pay during the term of this lease all State and County taxes that may be lawfully levied against the land and improvements, and, in addition, to pay all assessments for street, sidewalk and sewer improvements;

THIRTEENTH:

The Lessor agrees to maintain and pay the premiums for adequate fire and extended coverage insurance upon the buildings and improvements situated upon the premises described above and leased hereby;