

premises, or bring or keep anything therein which will in any way increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. The Tenant agrees to pay any increased insurance premiums on building or contents due to the Tenant's occupancy, as additional rent.

7. In the event of the death or the declaration of bankruptcy by the Tenant, then this Lease shall be null and void and of no force and effect.

8. In case of the destruction of said building or premises by fire or the elements, during the term hereby created, or previous thereto, or such partial destruction thereof as to render the premises demised wholly untenable or unfit for occupancy, or should they be so badly injured that the same cannot be repaired within ninety (90) days from the happening of such injury, then and in such case the term hereby created shall cease and become null and void from the date of such damage or destruction, and then the Tenant shall immediately surrender said premises and all his interest therein to the Landlord, and the Tenant shall pay rent within said term only to the time of such surrender; and in case of such destruction or partial destruction, the Landlord may re-enter and repossess said premises discharged from this Lease and may remove all parties therefrom. But should said premises be repairable within ninety (90) days from the happening of said injury, the Landlord may enter and repair the same with all reasonable speed, and the rent shall not accrue after said injury or while repairs are being made, but shall recommence immediately after said repairs shall be completed. But if said premises shall be so slightly injured by fire or the elements as not to be rendered untenable and unfit for occupancy, then the Landlord agrees to repair the same with reasonable promptitude, and in that case the rent accrued and accruing shall not cease or determine. The Tenant shall immediately notify the Landlord in case of fire. In the event any organization having the power of Eminent Domain should see fit to condemn all or any portion of this property, then the rent will be adjusted in accord with the inconvenience and depreciation caused by said condemnation, it being the intention of the parties hereto that in the event of a condemnation that insofar as the property is

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