

13. The Lessee agrees to maintain the leased premises in good condition during the lease term and to surrender the same to the Lessor at the termination thereof or at the termination of any renewal or extension of said term, reasonable wear and tear and acts of God excepted. The obligation of the Lessee hereunder shall not extend to the roof, exterior walls, gutters, down spouts and foundation, which shall be maintained in good condition and repair by the Lessor.

14. If the building erected on said leased premises is damaged or destroyed during the lease term by fire, or any other casualty, or by other means, then the Lessor shall, within thirty (30) days from the date of such damage or destruction, notify the Lessee in writing that it elects to cancel this lease or elects to rebuild or repair the said premises. If the Lessor elects to rebuild or repair the premises, the Lessor shall proceed immediately with the rebuilding or repairing in such manner as to restore the premises to substantially the same condition as the same were at the time of destruction or damage and from the date of the damage or destruction the rent shall abate in proportion to the extent and duration of untenability. If the Lessor elects to cancel the lease, the premises shall be surrendered to the Lessor on the 30th day following the date of receipt of the written notice and this lease shall become void at that time and the Lessee shall have no further obligation to pay rent or to perform any other covenant or agreement contained herein.

15. The Lessor covenants hereby that the Lessee, upon paying the rent provided herein and upon performing each and every part of the covenants, conditions, undertakings and agreements to be performed and observed by it, shall hold and