

- (b) That they will at their own expense keep and maintain the exterior walls and roof of the building in which said premises are located in good and proper repair during the full term of this lease and make such repairs to the interior of said premises as may be caused by a faulty roof or exterior walls.

III.

The following stipulations are expressly understood and agreed to by both the Lessor and the Lessee:

- (a) The Lessors agree with the Lessee that the Lessee may from time to time construct such partitions, and make such repairs and improvements to the premises hereby demised as the Lessee so desires, such repairs and improvements as are made to be paid for by the Lessee. The Lessee further agrees that such alterations and repairs will be made in a first class workmanlike manner.
- (b)
 - 1. If at any time during the term of this lease, or any renewal thereof, the demised premises are declared unfit or condemned due to such unfitness, or shall be directed to be repaired by the building authorities or inspectors, or other duly constituted authorities, the Lessors shall, at their own expense and without delay, make such repairs as may be required or directed by such duly constituted authority, and the rent shall abate proportionately during such time as the Lessee cannot satisfactorily carry on its business in said premises.
 - 2. If at any time during the term of this lease, or any renewal thereof, the demised premises shall be condemned and directed to be torn down or rebuilt by the building authorities, then this lease shall automatically terminate.
- (c)
 - 1. In the event the demised premises shall be damaged or destroyed by fire or other unavoidable casualty during the term of this lease so that the same cannot reasonably be rendered fit for use by the Lessee as a small loan office within sixty (60) days thereafter, then this lease shall automatically terminate.
 - 2. In the event of damage to the demised premises by fire or other unavoidable casualty, which damage can be repaired so that the premises can reasonably be fit for use as a small loan office within sixty (60) days thereafter, the Lessors shall without delay make such repairs, and the rent shall abate correspondingly to the time during which the premises are unfit for the use of the Lessee.

(Continued on next page)