

damage.

4. Lessee will, at the expiration or termination of the lease, vacate and deliver the premises to the Lessor in as good condition as they were in at the beginning of the lease, reasonable wear and tear, fire and other unavoidable casualty excepted.

5. In the event of damage to the leased premises by fire or other casualty the Lessor shall proceed at once to repair and replace the same. If the damage is such as not to substantially interfere with the use of the premises by Lessee the rent to be paid shall be abated to the extent that the premises cannot satisfactorily be occupied by the Lessee until such damage is repaired by the Lessor. Should the premises be damaged to the extent that same cannot be satisfactorily occupied by Lessee, in its opinion, the Lessee shall not be required to pay any rental from the time said damage occurs until the premises shall be repaired in a manner satisfactory to the Lessee. Should the premises be destroyed by fire or other casualty this lease shall terminate and no rental shall be payable by the Lessee after the date of such destruction.

6. If default shall be made at any time by Lessee in the payment of any rental due under the terms of this lease, and if such default shall continue for a period of ten days after the Lessor shall have given Lessee notice of such default, Lessor may reenter and take possession of said premises without prejudice to other remedies.

7. It is further understood and agreed that the Lessee shall have the option of renewing this lease for a further term of five years from and after the expiration date hereof, upon the terms and conditions contained herein, by giving written notice of such renewal to the Lessor at least sixty (60) days prior to the expiration of this lease.

IN WITNESS WHEREOF, the parties hereto have executed this in-

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