

on the first day of each and every month for the first year of the term; \$160.00 on the first day of each and every month for the second and third years of the term; and \$175.00 on the first day of each and every month for the fourth, fifth and sixth years of the term.

#### FIRE INSURANCE

Lessor agrees to keep the building adequately insured against loss caused by fire, lightning or windstorm, as comprehended in a standard fire insurance policy, with extended coverage. In case the premises, or any part thereof, shall be damaged by reason of the happening of any of the events insured against in said insurance policy, then the Lessor shall forthwith proceed to repair or restore the building. If the premises shall be damaged to the extent that Lessee cannot conduct its business during the period of repair, then the rent shall abate accordingly. If the premises are slightly damaged so that the Lessee can continue its business, the rent shall not abate. If the damage is to the extent that during the period of repair the Lessee continues its business on a curtailed basis, then the rent shall abate accordingly.

If the premises are destroyed or damaged by reason of any event not insured against and covered by the standard fire policy, or if said premises become untenable or unsafe for occupancy by the Lessee for the conduct of its business therein, then if Lessor does not elect in writing within ten (10) days to repair or restore the premises, this lease shall become null and void. If Lessor does elect to repair, then the rental shall be reserved, or a just and proper part thereof, according to the nature and extent of the injuries to the premises, such abatement of rent to continue until the premises shall have been restored by the Lessor to its former condition.

In any of the events above, if the Lessor has not restored or substantially restored the premises to its former condition within sixty (60) days after the damage thereto, then this lease may be terminated at the option of the Lessee.

#### PUBLIC LIABILITY INSURANCE

Each party shall provide for their own public liability insurance coverage in such amounts as they may desire, but in any event there

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