

policy on the building.

In the event the building covered by this Lease shall become damaged by fire or other casualty to a total degree or to an extent as will render the same unfit for the purpose for which the building is being used by the Lessees, the Lessor expressly agrees to rebuild or repair said building within a reasonable period of time. During such period that the building cannot be occupied and used by the Lessees, the rent shall be fully abated and when said building has been rebuilt or repaired, the Lessees will again occupy said premises and this leasehold agreement shall be fully restored to its former status. In the event said building should be partially damaged to an extent so as not to render the same totally unfit for the purpose for which same is being used by the Lessees, the Lessor will at his expense repair said premises within a reasonable time and during such period the rent shall be abated pro rata on an equitable basis to be determined between the parties.

This lease shall not be assigned nor shall all or any portion of the premises be sublet without the express written consent of the Lessor.

It is expressly agreed that all utilities used by the Lessees shall be at their expense and the Lessor shall furnish only the land and building as provided under the terms of this lease agreement.

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