

casualties excepted.

7. It is specifically understood and agreed that in the event of default of the payment of the rental herein provided or of any installment thereof for a term of more than thirty (30) days, the whole amount of the rent due for the unexpired term of this contract shall, at the option of the Lessor, become immediately due and payable and the Lessor shall have the right to institute any proceedings provided by Law to secure the payment of the same with costs, expenses and reasonable attorneys fees being chargeable to Lessee on all actions as taken by Lessor for Lessor's protection in collecting delinquent rents or re-leasing for future rents and the Lessor shall have the right, at its option, to declare the lease terminated and re-enter into possession of the premises.

8. In the event of destruction of the building or a substantial portion thereof by fire, flood, storm or other casualty, the Lessor shall, at its option, have the right within thirty (30) days from such destruction or damage to elect to rebuild or repair said building, provided that the Lessee is given within said thirty (30) day term by the Lessor written notice of such intention, and thereafter the building shall be promptly rebuilt or repaired. The rent hereby reserved shall be suspended for and during the period which shall elapse between such destruction or damage to the building and the rebuilding or repair thereof and the term of this lease shall be extended for a period equal to the time which shall elapse between such destruction or damage and the rebuilding or repair thereof.

9. It is understood and agreed that this building may be sub-leased as long as the Lessee is responsible for payment of sub-lessee's rent.

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