

any repair or renewal or addition to said premises and their appurtenances during the term of this Lease.

The Lessor is to be responsible for the payment of all taxes on the premises and buildings located on the property herein described and is also to pay for all insurance necessary to cover the property and buildings thereon, including plate glass coverage.

The Lessee is to pay for all gas, lights, heat and water rates.

In the event the building situate on said premises shall, at any time, without fault of the Lessee, be destroyed by fire, explosion or from other cause, then the rent herein reserved shall, until said building shall be restored and made fit for occupancy, be suspended and shall cease to be payable, or this Lease may be terminated at the option of either the Lessee or Lessor and the parties shall be released from further liability hereunder, provided notice in writing of the election to exercise such option shall be given to the other party within fifteen (15) days after the occurrence of such fire, explosion or other event of destruction.

In the event the building situate on said premises shall, at any time, without fault of the Lessee, be partially destroyed or rendered unfit for occupancy to the extent of Fifty (50%) per cent of the insured value thereof, then the rent herein reserved, or a fair and just portion thereof, according to the nature and extent of the damage sustained, shall, until such building shall be restored and made fit for use, be suspended and cease to be payable. In the event of application to this clause, the Lessor covenants that it will use its best efforts to expedite the restoration of the building in every way possible under the conditions then prevailing.

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