

Section 3. The rent shall be abated proportionately during any period in which, by reason of any such damage or destruction, there is a substantial interference with the operation of the business of Lessee in the demised premises, having regard to the extent to which Lessee may be required to discontinue its business in the demised premises, and such abatement shall continue for the period commencing with such destruction or damage and ending with the completion by the Lessor of such work of repair and/or reconstruction as Lessor is obligated to do.

Section 4. If the building on the demised premises shall be damaged or destroyed to the extent of fifty (50) per cent or more of the then monetary value thereof, exclusive of foundations, by any cause, should such damage or destruction occur at any time when the term of this lease has less than five (5) years to run, either party shall have the right to terminate this lease on written notice to the other given within sixty (60) days after such damage or destruction.

Section 5. If this lease shall not be terminated as in this Article provided, Lessor shall restore the building or buildings and Sections "1.", "2." and "3." of this Article shall be applicable.

Section 6. Lessee will keep the building insured against loss by fire and by the perils enumerated in a Standard Extended Coverage Endorsement to the extent of eighty per cent (80%) of one hundred per cent (100%) of the insurable value thereof, to be determined by an appraisal by the insurance company carrying the largest amount on the building or, if carried in