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Lessee shall keep the buildings on said premises insured against fire, lightning and extended coverage for their full insurable value. In the event of damage or destruction of said buildings by fire or any other casualty, or such partial destruction thereof as will render the same unfit in the judgment of the Lessee for the use and occupancy for the purpose for which they are being used, Lessee shall have the optional right to either use such insurance proceeds and restore said premises and improvements or pay such insurance proceeds to Lessor and terminate this lease and be relieved of any further liability thereunder. Should the Lessee conclude to restore said premises and improvements, all rents hereinbefore reserved shall be suspended or abated until the said premises and improvements shall have been put in proper condition for use by the Lessee. Should the Lessee conclude not to restore said premises and improvements but to terminate said lease, then upon ten (10) days' written notice by the Lessee to the Lessor, this lease shall be considered at an end and all rents hereinbefore reserved shall cease at the expiration of the said ten (10) day period.

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It is agreed that the Lessor shall not terminate the lease for or on account of the failure of the Lessee or its sub-lessees or assigns to pay any monthly rental when due, or to comply with any other terms of this lease, without first giving the Lessee a written notice of the intention to so terminate or cancel this lease, not less than thirty (30) days prior to such cancellation or termination. If during the said thirty (30) day period the Lessee, its sub-lessees or assigns shall pay said rental installment or comply with the term or condition of the lease stated in said notice, then the right of the lessor to cancel or terminate the lease for the cause mentioned shall cease and be of no effect.

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It is agreed that Lessee may make such additions, alterations, replacements and improvements upon the buildings and equipment on said premises as to it shall seem best for the conduct of its business, or

(CONTINUED ON NEXT PAGE)