

leased against loss or damages by fire or other casualty.

(b) The Lessor shall make any necessary repairs to the roof and exterior walls of the leased premises within a reasonable time after such necessity is called to its attention, but the Lessor shall not be liable for any damages resulting to the Lessee's property until it has had a reasonable opportunity to make such repairs.

IV.

MUTUAL COVENANTS

(1) The Lessor and the Lessee do hereby covenant and agree that should the leased property, or properties, or any substantial part thereof, be destroyed or so damaged by fire or other casualty to the extent that the same become unfit for occupation and use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the premises are restored and made fit for occupation and use. In the event that the leased premises are totally destroyed by fire or other casualty so as to be totally unfit for occupation and use, the Lessee shall have the right to terminate this Lease by giving written notice of such intention to the Lessor within ten (10) days from the date of the destruction of the same.

(2) The Lessee shall have the exclusive option to extend the term of this Lease for a further term of five (5) years from and after Midnight, the 31st day of December, 1967, upon the same terms, conditions, and covenants of the within Lease, provided that the Lessee shall give unto the Lessor one (1) month's written notice of her election to take such extension.

(3) The benefits, covenants and obligations contained herein shall inure to and become binding upon the respective parties hereto, their heirs, successors, assigns, executors and administrators, forever.

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