

*J. D. [unclear]*  
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~~and in the event of the successor or purchaser as aforesaid within thirty~~  
 (30) days thereafter, said right shall continue until and for a period of ten (10) days after Lessor shall have given Lessee notice to remove the same, without Lessee being in any way liable for rent during said period, and without Lessee forfeiting its right to enter upon and remove the same from the demised premises as aforesaid.

## INSURANCE

10. During the continuance of this lease, Lessee shall keep the buildings and improvements on the premises adequately insured against loss by fire, and in the event of such loss as a result of which, insurance proceeds are payable, shall use said proceeds to repair or replace the buildings or improvements so insured.

## DAMAGE BY FIRE

11. a. In the event that the demised premises shall be completely destroyed or rendered wholly unfit for occupancy by fire or other casualty, this lease may, at the option of the Lessee, be immediately terminated upon written notice to the Lessor, provided, however, that in the event Lessee chooses to terminate this lease, any insurance proceeds payable as a result of said fire or casualty shall become due and payable to the Lessor.

b. In the event that the premises shall be only partially destroyed or rendered partially unfit for occupancy by fire or other casualty, the rental provided in this lease to be paid shall continue to be paid during the period required to put the property into satisfactory condition for occupancy, which shall be done at the expense of the Lessee and which the Lessee agrees to do forthwith.

## TERMINATION

12. a. In the event of failure of the Lessee to pay the rental when due or the taxes and assessments against the demised premises when due, this lease shall, at the option of the Lessor, terminate, and the balance of the rental of the term shall immediately become due and payable, provided, however, in the event of such default, the Lessor shall give to the Lessee ten (10) days written notice by registered mail, return receipt requested, of said default and its election to terminate the lease and accelerate the payments thereunder, provided further, however, that Lessee shall have during said ten-day period the right and privilege to pay said rental, taxes or assessments in default, and upon such payment, this lease shall thereupon continue in full force and effect as if no default had occurred.

b. In the event that it shall be or become unlawful to sell, store or

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