

be made by written notice sent to the other party within thirty (30) days from date of such casualty.

In the event the premises shall be only partially destroyed or rendered partially unfit by fire or other casualty, the insurance proceeds payable to Lessor shall be used to promptly restore said premises insofar as said proceeds are available. Until the premises are restored, the rental shall be apportioned according to the part of the premises which are usable by Lessee.

8. MAINTENANCE - Lessee agrees to keep in good repair the roof, outer walls, downspouts, foundations and structural parts and to make all interior repairs to the building which may be necessary to keep said building in substantially as good condition as when received, loss or damage by ordinary wear and tear and natural decay and by fire or other casualty excepted. Lessee shall not be responsible for repairing any structural defects in the building during the first twelve (12) months of this agreement. This exclusion, however, does not include any damage done to the building by Lessee or any defects the repair of which is not included within the building contractor's warranty.

9. UTILITIES - Lessee shall pay for all utilities used by it.

10. INDEMNITY - Lessee agrees to indemnify and save harmless Lessor from any and all claims and demands for injury or damage to any person which may be asserted or made against Lessor with respect to, and occurring on the leased premises or any part thereof.

11. INSPECTION RIGHTS - Lessor shall have the right to enter in and upon the premises during reasonable business hours for the purpose of examining and inspecting the same and at any time within three (3) months prior to the expiration of the term of this lease (provided no arrangements for renewal have been made,) Lessor shall have the right to place signs "For Sale" and/or "For Rent" or other similar signs and shall have the right to show such premises to prospective tenants or purchasers and such authority shall extend to duly authorized agents of Lessor. Such signs and/or display to prospective tenants or purchasers shall not be done in such a way as to interfere with any operation of the business of Lessee.