

(6) That the Lessee may let or underlet said premises, either in whole or in part, without the Lessor's consent, the Lessee, however, in such event, remaining liable to the Lessor for the performance of all his covenants in this Lease and provided, however, that the Lessee shall have no right to let or underlet the leased premises, either in whole or in part, to be used for purposes of a liquor store.

(7) The Lessor agrees that he will not cause to be let or sublet any unit or any portion of any unit located on Lot 1-A as described aforesaid for use or occupancy by a dentist.

The following stipulations are expressly understood by both Lessor and Lessee and are hereby agreed to by them:

If the premises shall be partially damaged by fire or other casualty but not rendered untenable, the same shall be repaired with due diligence by the Lessor, at his expense; if the damage shall be so extensive as to render the premises untenable, the rent shall be proportionately paid up to the time of such damage, and shall from thenceforth cease until such time as the premises shall be put in good order. If the Lessor shall not elect within thirty (30) days after such damage to repair or restore the premises, then this Lease shall forthwith terminate. In the event of the total destruction of the premises by fire or other casualty, this Lease shall cease and come to an end and the Lessee shall be liable for rent only up to the time of such destruction. The Lessee shall be entitled to receive a pro-rata refund of any advanced rent paid by him for the period during which the leased premises were totally or partially destroyed.