

failure of Lessor to procure said fire insurance on the building and to pay the premium or premiums thereon, or to properly maintain and keep in force said insurance, the Lessee shall have the right and privilege to procure such insurance and to pay the premium or premiums thereon, which amounts will be deemed as a payment of the portion of the rent and shall be deducted from the next installment of rent due thereafter. In the event of failure of the Lessee to procure contingent liability insurance and to pay the premium or premiums thereon, or to properly maintain and keep in force said insurance, the Lessor shall have the right and privilege to procure such insurance and to pay the premium or premiums thereon, which amount shall be deemed so much additional rent, and shall be due and payable with the next installment of rent due thereafter.

## VI.

Lessor may card premises "For Rent" or "For Sale" thirty (30) days before the termination of this lease. Lessor may enter the premises at any reasonable hours, to exhibit the same to prospective purchasers; and to make repairs required of Lessor under the terms hereof.

## VII.

Should the premises herein leased be partially damaged by fire or otherwise, or by reason thereof, at any time during the term hereof or renewal hereof, Lessee shall give immediate notice thereof to the Lessor, who shall thereupon cause the same to be promptly repaired. A reduction of rent, proportionate to interference to occupancy and use shall be allowed the Lessee during the time necessary to restore said premises or make the necessary repairs, as the case may be.

In case the premises hereby demised shall be damaged by fire or otherwise to the extent of seventy-five (75%) per cent or more of the entire improvements constituting the premises, and the Lessor shall decide not to restore the same as at the time of beginning this lease, then upon notice by the Lessor of its decision to terminate, this lease shall cease and rent shall be paid up to the time of such damage or of such termination and no longer. Should, however, the entire improvements not be damaged

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