

11. Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is restored and made fit for occupancy or use. Should the building be totally or substantially destroyed by fire, or other casualty, so as to be totally unfit for occupancy or use, this lease may be terminated at the election of either party, notice thereof being given to the other party.

12. It is agreed that the tenant reserves the right and privilege, after payment of the rent, to the expiration of this lease, of removing any and all trade fixtures of a similar nature which may be installed by or at its expense.

13. The Tenant shall bear at its own expense any and all charges for fuel, heat, water, gas, lights and power used on the leased premises, during the term of this lease.

14. The Tenant covenants and agrees that it will save harmless and indemnify the Landlord from and against all loss, liability or expense that may be incurred by reason of any accident on the premises, or from any damages, neglect or misadventure to persons or property, arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

15. The Landlord agrees that the Tenant, upon the payment of the rental reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

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