

13. Little agrees to indemnify and save harmless Moore from any claim or loss by reason of Little's use or misuse of the demised premises, or from any claim or loss by reason of an accident or damage to any person or property happening on or about the demised premises, unless caused by Moore.

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14. In the event of the destruction of the premises by fire or other casualty, Little shall forthwith proceed to restore the same to its original condition, or equivalent, or shall apply the insurance proceeds to the mortgages, if so required by the mortgagees, or in default of said alternatives, Moore shall be entitled to the insurance proceeds with respect to insurance on the buildings (excluding trade fixtures).

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The insurance proceeds to which Moore may be entitled shall be the proceeds attributable to the loss of the buildings and not to the loss of any trade fixtures, such trade fixtures being the property of Little regardless of the continuance or termination of this lease.

If the property is so destroyed by fire or other casualty as to render the motel premises substantially unfit for the ordinary and normal operation of business, or so as to render the restaurant unfit for the ordinary and normal operation of business on the sixteenth (16th) or any subsequent year of the lease, Little shall have the option of terminating the lease upon his turning over to Moore the insurance proceeds or assigning the insurance claims to Moore, providing that the insurance required by this lease has been kept in force and the loss to the buildings is covered by adequate insurance as defined in section 11. Such termination shall relieve Little of further liability under the lease.

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In the event the premises are wholly destroyed by fire or other casualty, the rent shall be abated until the premises are restored and business

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