

to permit the Lessors, by their agents or employees, or contractors, to enter any and all portions of the demised premises at any and all reasonable times for purposes of inspection or the making of repairs; and it is mutually agreed by and between the parties that in case premises shall be damaged by fire, or other unavoidable casualty, so that they shall be unfit for occupancy and use, a just abatement of the rent shall be made until they shall be properly repaired by the Lessors. Provided, however, that if the Lessors shall not elect to repair them, then this Lease shall terminate at the time of such damage.

VII.

All improvements, additions and all other property, with the exception of movables and trade fixtures made, to or placed upon said premises by Lessees, shall become and remain the property of Lessors.

All movables and trade fixtures placed upon said premises by Lessees shall be and remain the property of Lessees and may be removed by Lessees, in whole or in part, at any time before the termination of this Lease or within a reasonable time thereafter.

VIII.

Lessees shall at the termination of this Lease, by lapse of time or otherwise, surrender up said leased premises in good order and condition, reasonable use and ordinary wear and tear thereof, damage by the elements, other casualty, condemnation and/or appropriation excepted.

IX.

Lessors are to pay all City and County taxes on the