

Alterations
by Tenant
(Cont'd.)

structural capacity of the building, except upon the approval of the LESSOR. All fixtures, of any nature whatsoever and whether trade fixtures or otherwise, added and improvements made in and to such premises by the LESSEE shall be at its own expense and shall remain the property of the LESSEE, and upon or at any time before the expiration of the term of this lease or any renewal thereof, or sooner termination of the term hereunder, may be removed from said premises by the LESSEE provided that the LESSEE restores the premises to its original condition.

Damage or
Destruction
by Fire,
Etc.

6. In the event of the total destruction of the building on the leased premises or that portion thereof leased hereby to LESSEE, by fire, unavoidable accident, or other casualty, this lease shall immediately cease and terminate and all advance payments of rent, if any, covering periods subsequent to such destruction shall be promptly refunded to the LESSEE, apportioned as of the date of such destruction. In case the premises or any portion thereof are rendered untenable by fire, unavoidable accident or other casualty during the term hereof the LESSOR shall repair the same with all reasonable speed, and the rent hereby reserved shall abate during the time such portion shall remain untenable in such proportion as the premises so rendered untenable bears to the entire premises, and rent, if any, paid in advance shall be refunded accordingly.

Insurance
and Taxes

7. The LESSOR agrees to pay all insurance on the building and appurtenances located on the demised premises, but fire insurance shall exclude the contents and the LESSOR agrees to pay all taxes and assessments including real estate taxes levied against said building and grounds, payable during the term of this lease, or any renewal thereof. In the event that the fire insurance rate with respect to the said demised premises should be increased due to any act of the LESSEE, other than the occupancy by the LESSEE of the demised premises for the purposes set forth in

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