

which is occasioned by defective materials or workmanship in the construction of any building, and such repairs shall be made by the landlord at its own expense. The landlord shall, during the term of this lease and of any renewal or extension thereof, at its sole expense, keep the roof, structural supports, and exterior walls of all buildings, excluding doors and windows, in as good an order and repair as it was at the date of commencement of this lease, reasonable wear and tear excepted.

X. IMPROVEMENTS AND ALTERATIONS:

The tenant shall not alter or improve the premises without the written consent of the landlord, which consent shall not be unreasonably withheld. All improvements and alterations shall become the property of the landlord.

XI. DESTRUCTION OF PREMISES BY FIRE OR OTHER CASUALTY:

In case of damage by fire or other casualty to the building in which the leased property is located, without the fault of the tenant, if the damage is so extensive as to amount practically to the total destruction of the leased property or of such building, this lease shall cease, and the rent shall be apportioned to the time of the damage. In all other cases where the leased property is damaged by fire or other casualty without the fault of the tenant, the landlord shall repair the damage with reasonable dispatch, and if the damage has rendered the leased property untenable, in whole or in part, there shall be an apportionment of the rent until the damage has been repaired. In determining what constitutes reasonable dispatch, consideration shall be given to delays caused by strikes, adjustment of insurance, and other causes beyond the landlord's control.

XII. CONDEMNATION:

(a) If the whole of the leased property shall be taken for any public or