

on said premises have been paid. Lessor further agrees to pay real estate taxes and assessments on the land and improvements and all mortgages, if any, due and payable during the term of this lease.

(5) UTILITIES AND MAINTENANCE: Lessee shall furnish and be responsible for all utilities, including power, fuel and water, and agrees to keep the premises leased in good order, condition and to make all necessary repairs required by normal usage.

(6) COVENANT ON PROCEEDS: In the event of destruction of or damage of any kind to the building by reason of fire, the elements or other casualty, this letting shall not terminate, nor shall Lessee be relieved from payment of any rent or from performance of any of its other obligations hereunder, except that there shall be an abatement and waiver of rent for such period of time as the premises are not usable by the Lessee for its business purposes as a result of such damage or destruction. Lessor and Lessee, as the case may be, shall make the entire proceeds of any and all fire insurance policies available for application to the costs of restoring and shall keep said proceeds in a separate trust account for that purpose. Upon completion of the restoration of the building, the Lessee shall continue the operation of its business and rent shall be due and payable from the date of delivery of the restored premises.

(7) CURE OF DEFAULT: If either party defaults in compliance with any term or covenant on its part herein contained, to be performed, the defaulting party shall be given thirty (30) days written notice by registered or certified mail, by the other party to cure said default.

If such default cannot be reasonably remedied prior to such date and the defaulting party is engaged in good faith in curing such default or has, prior to the expiration date of the notice, given the other party adequate security for the remedy

(Continued on Next Page)