

such event the Lessee shall not be required to pay said rental from the time such damage or destruction occurs until such building or buildings shall be repaired or replaced to the reasonable satisfaction of the Lessee. Lessor agrees to keep the premises insured against the loss or damage by fire with extended coverage to the full, fair, insurable value thereof.

7. Lessee agrees that in the event there shall be any increase after the calendar year 1973 in the amount of ad valorem taxes upon the leased premises, the Lessor for the unexpired term of this lease shall have the right to make additional charges for such increased ad valorem taxes, which additional charges shall be paid by the Lessee in monthly installments at the same time and in the same manner as the rental hereinbefore provided.

8. The Lessee will, at the expiration or other termination of this lease, deliver up said premises to the Lessor in as good condition as at the beginning of the term of the lease, reasonable use, wear and tear, fire and other unavoidable casualty excepted.

9. If the Lessee shall at any time make default in the payment of any installment of rent herein provided to be paid and after thirty (30) days' written notice given by the Lessor to the Lessee of such default, the Lessor shall have the right to re-enter the leased premises and take possession of same, but without prejudice to any other legal remedies which the Lessor may have.

10. Lessee agrees to assume responsibility for its inventory of merchandise, trade fixtures, equipment and other property of the Lessee in or on the premises in regard to loss or damage by fire, theft, water or any other damage.