

In the event that the premises are fifty (50%) per cent or more destroyed by fire, storm, lightning or other casualty, this Lease shall terminate at the option of Lessor, or said premises may be restored as soon as possible, and other than for abatement during restoration period, the Lease shall continue with all terms and conditions as herein stated. In the event of the above stated destructions amounting to fifty (50%) per cent or less in destruction to the premises, the Lessor agrees to immediately restore to use with proportionate abatement of rent during restoration period.

Both Lessor's and Lessee's rights under this Lease agreement shall be subject to any contrary provisions contained in any bona fide mortgage to secure debt which is now or may hereafter be placed on the premises by the Lessor.

If Lessee remains in possession after expiration of the term, Lessee shall be considered a hold over tenant from month-to-month, and either party may terminate the Lease upon thirty (30) days written notice.

It is mutually agreed that in the event the Lessee shall default in the payment of rent herein reserved, or otherwise defaults or violates any provisions of this Lease, then Lessor may terminate the Lease upon proper written notice being served upon Lessee. In the event any rent, distress or eviction proceedings or any other legal Proceedings are brought of necessity by Lessor to enforce the terms of this Lease, Lessee agrees to pay reasonable attorney's fees, and in the event any legal action is for collection of money, a reasonable fee of fifteen (15%) per cent shall be Lessor's attorney's.

This agreement and all its terms and conditions shall be binding on the undersigned, their executors, administrators, heirs, successors or assigns, to the full and faithful performance of all provisions.

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