

11. The terms and conditions in this Lease shall bind and insure to the benefit of the Lessor and Lessee, their heirs, assigns, successors, executors and administrators.

12. The Lessor agrees that Lessee may sublet said premises or assign the same or any portion of its rights under this Lease, provided the Lessee shall remain liable for payment of the rentals and performance of all the terms and conditions of this Lease.

13. Lessee shall have the right to renew this Lease, upon the same terms and conditions, except at an annual rental of \$46,000.00 for a further period of five (5) years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than ninety (90) days before the expiration of said primary term. Lessee shall have the right to renew this Lease upon the same terms and conditions, except at an annual rental of \$46,000.00 for a further period of five (5) years from the date of the expiration of the first option term hereof, by giving written notice of its intention to renew not less than ninety (90) days before the expiration of said first option term.

14. Any damages to the grounds, buildings or improvements caused or inflicted thereon through the negligence of the Lessee, its servants, agents, invitees, assignees or sublessees shall be repaired and paid for at the expense of the Lessee within a reasonable time after demand therefor by the Lessor, subject, however, to the provisions of paragraph 10 of said lease hereinabove set forth. The Lessee shall not use the demised premises for any illegal or ultra-hazardous purposes which would increase the rate of fire and extended coverage insurance premiums on the premises and any increase in such insurance rates brought about through the use of said premises for such illegal or ultra-hazardous purposes over and above the rate or rates of insurance previously prevailing shall be paid for at the expense of the Lessee.

15. If the entire leased premises shall be taken under the exercise of the power of eminent domain by any competent governmental authority, or other authority of law, during the continuance of this lease and any extension thereof, this lease shall terminate as of the date of such taking without further liability under said lease as to either party. In the event that a part of said premises shall be taken by right of eminent domain or other authority of law, this lease may, at the election of the lessor and his mortgagee, if any, be terminated; and such termination, if such election be made, would be of the date of the taking of such premises with notice

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