

FOURTH: During the term of this lease, the Lessee shall provide and pay for all lights, heat, water and utilities upon said demised premises.

FIFTH: It is understood and agreed that during the term of this lease, the Lessor will, within a reasonable time after the same has been called to his attention by the Lessee, cause such repairs to be made to the outside of the building and the roof of said building located on the demised premises as may be reasonably necessary to keep the same in a proper and usable condition. The Lessee shall be responsible for the maintenance, upkeep, and repair of the inside of said building.

SIXTH: All insurance on the equipment, fixtures and other personal property of the Lessee located in or on the demised premises shall be maintained by the Lessee; insurance on the demised building shall be maintained by the Lessor.

SEVENTH: If during the term of this lease, the building on the demised premises is damaged by fire or other casualty in a minor degree, but not to such extent that it becomes necessary for the Lessee to abandon the use of said premises, the Lessor shall repair such damage as quickly as is reasonably possible. But if said building is damaged to such extent that it is necessary for the Lessee to abandon the use thereof, then and in that event, the Lessor may its option terminate this lease as of the date of such damage; provided, however, that if the Lessor does not elect to terminate this lease, the rental herein provided for shall abate during the period the said building is unfit for occupancy by the Lessee. The Lessor shall notify the Lessee of his option to terminate within thirty days from the date said building is rendered unfit for occupancy by the Lessee, and, if the Lessor does not elect to terminate this lease, the Lessor shall repair said building within a reasonable time.

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