

during such time as the same shall remain unfit for occupancy, as aforesaid, and until they have been repaired and again put into condition for such occupancy. LESSOR shall in no way be liable for any damage to any property of COMPANY in and upon said premises, about the same, by reason of flood, fire, water, windstorm or other casualties or nature not of his perpetration or participation. COMPANY shall in no way be liable for any damage to any property of LESSOR for losses covered under the LESSOR'S insurance, and furthermore, that the LESSOR will secure from his insurance underwriters a waiver of subrogation in favor of the COMPANY.

16. ACCEPTANCE

Should the COMPANY fail to deliver an executed counterpart of this lease to LESSOR or notify LESSOR by letter of COMPANY'S acceptance on or before one hundred twenty days from date hereof, LESSOR and COMPANY shall be relieved of any further liability to each other, except COMPANY may extend this time for the purpose of permitting LESSOR to perfect title and accept this lease to the LESSOR by COMPANY, or acceptance by letter may be accomplished by either personal delivery or by the United States mails. Delivery by mail shall be complete upon COMPANY'S deposit in the United States mails, postage paid, addressed to the LESSOR at the Post Office address hereinabove shown.

17. CORRECTION, DELETIONS AND ADDITIONS

The following corrections, deletions and additions were made prior to execution of this lease:

1. Paragraph 2, Section 2 has been deleted from this Agreement.
2. Paragraph 6, Section C is deleted from this Agreement.
3. Lessee agrees to reimburse Lessor its pro-rata share of any increase in ad valorem taxes (land only) occurring after the current tax year of 1977, called the "Base Tax Year", within sixty (60) days after Lessor shall have presented, annually, Lessee with written proof in the form of paid tax bills showing such increase in taxes over and above the "Base Tax Year".
4. In all other respects the Lease as written, is ratified and in full force and effect.