

stallment or installments of rent or collect the cost thereof from Landlord.

(7) Payment of Utility Bills: Tenant will pay, when due, all bills for gas, water, electricity, telephone and other public utilities used by Tenant on the Premises.

(8) Taxes and Special Assessments: Landlord shall pay all property taxes assessed upon the premises. Tenant will pay all business license fees and sales taxes. Should Tenant receive any notice as to any tax or assessment for local improvements affecting the premises, it will promptly deliver or mail the notice to Landlord for payment by Landlord. See Addendum #2.

(9) Destruction of Premises: If the Premises are, in whole or in part, destroyed by fire or otherwise or condemned by public authorities or sold under threat of condemnation; then, (1) if wholly or substantially destroyed, condemned or sold so that all or substantially all of the building or parking area if any on the Premises are rendered untenable, this Lease shall then terminate, and Tenant shall be liable for the rent only up to the time of such destruction, condemnation or sale, but (2) if only partially destroyed, condemned or sold and the remainder thereof is still tenantable, Landlord shall, within a reasonable time, not exceeding sixty (60) days from the occurrence thereof, repair said building with an abatement of the rent from the time of such partial destruction, condemnation or sale until there be again on the Premises a building and parking facilities of as much value to Tenant as the building partially destroyed, condemned or sold. In the event the Premises are so badly damaged by fire or other casualty as to render it impracticable to restore same within the time limit set forth above, then upon thirty (30) days written notice by either Landlord or Tenant to the other from the date of such damage, condemnation or sale, the term hereby created shall terminate and expire and the Tenant shall vacate and peacefully surrender the Premises and shall pay rent thereon to the date of such damage, condemnation or sale.