

the same, together with satisfactory evidence of the payment of the premium thereon, shall be deposited with LESSOR at the commencement of the term and renewals thereof not less than thirty (30) days prior to the expiration of the term of such coverage, and shall contain, in addition to the matters customarily set forth in such a certificate under standard insurance industry practices, an undertaking by the insurer to give LESSOR not less than ten (10) days written notice of any cancellation or change in scope or amount of coverage of such policy. If LESSEE fails to comply with such requirement, LESSOR may obtain such insurance and keep the same in effect, and LESSEE shall pay the LESSOR the premium cost thereof upon demand as additional rent.

FIRE AND CASUALTY: The LESSEE, throughout the term of this lease, will insure the demised premises to the extent of its insurable value but not less than FIFTY THOUSAND DOLLARS (\$50,000.00) against loss or damage by fire and other casualty with extended coverage insurance. The proceeds of all fire and casualty policies will be payable to the LESSOR and shall contain a provision that the insurer will not cancel or change the insurance coverage without first giving the insured ten (10) days prior written notice. In the event that the building herein leased be damaged by fire or other casualty covered by the insurance that the LESSEE agrees to carry, LESSOR shall repair or rebuild the same at its own expense but provided, however, that LESSOR shall not be obligated so to do in the event the cost of repairs or rebuilding exceeds the amount of insurance proceeds received by LESSOR under subject policies. During the period that the building leased hereunder is unusable by LESSEE as the result of a casualty or fire, the rent herein shall be abated until the premises have been repaired or restored. If such casualty occurs in the last two (2) years of the term hereof, the LESSOR shall not be obligated to rebuild unless LESSOR and LESSEE enter into a further agreement for extension of the term for at least five (5) years. In the event that LESSOR elects not to repair or rebuild the premises as hereinabove provided, he shall give written notice to LESSEE and this lease shall thereupon be terminated.

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