

9. Lessor shall pay when due all real estate taxes and assessments hereafter levied upon the demised premises, and Lessee shall pay all taxes levied against its machinery, equipment and other personal property.

10. If the leased premises shall be damaged by fire, windstorm or any other unavoidable accident or other casualty, but are not thereby rendered untenable in whole or in part, Lessor shall promptly at its own expense cause such damage to be repaired, and no rent shall be abated; if, by reason of any such occurrence, the premises shall be rendered untenable wholly or in part, Lessor shall promptly at its own expense cause the damage to be repaired or the building to be restored as nearly as possible to the condition in which it was prior to the occurrence of the damage or destruction, whereupon this Lease shall continue in full force and effect and the rent shall be abated to the Lessee to the extent to which any portion or all of the premises are rendered unfit for use. It is understood, however, that in the event the damage to be repaired, or the cost of restoration, of the buildings and additions as contemplated herein shall amount to \$100,000 or more, and the remaining initial term of this Lease shall at that time be less than ten (10) years then, upon written request of Lessor, the Lessee agrees that the term of this Lease shall automatically be extended for ten (10) years to commence from the date of the restoration of the building by the Lessor.

11. The Lessor shall keep the building or buildings on the demised premises, including all improvements, alterations, additions and changes made by the Lessor or the Lessee which are a part of the realty, insured against loss or damage by fire and casualty

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