

of the demised premises.

1150-015

(10) Occupancy. That Lessor guarantees that the leased premises shall be ready for occupancy by Lessees on August 1, 1981; except as to Lessee Miller who shall be entitled to occupy the premises from July 1, 1981 to July 31, 1981 in return for a monthly rental payment of Three Hundred and 0/100 (\$300.00) Dollars. Lessor shall pay all utilities for July 1981.

(11) Abatement of Rental. That in the event the whole or a substantial portion of the parts of the building leased hereunder shall be destroyed by fire or other casualty so as to render the same unfit for occupancy or use, or should this building be condemned by a public authority in eminent domain proceedings, then the rental due and payable hereunder, or a part thereof in proportion to the nature and extent of the damages or condemnation shall cease and be suspended until the premises are restored and made fit by the Lessor for occupancy and use. In the event the entire leased portion of the building is destroyed or condemned, either party may terminate this Lease by giving unto the other written notice within thirty (30) days from the date of the destruction of same.

(12) Notices. That all notices and requests under this Lease shall be given by registered or certified United States mail addressed to the appropriate parties at their last known mailing addresses.

(13) Benefits. That this Lease and the covenants, obligations, conditions and agreements contained herein shall inure to the benefit of, and become binding upon the respective parties hereto, their heirs, assigns, successors, executors and administrators, forever.

5  
4  
0.9

4328 RV-2