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b. That if the building on the leased premises shall be totally or partially damaged by fire, or other casualty insured against the Lessor's fire and extended coverage insurance policy provided and paid for by Lessee to an extent that it is temporarily unfit for occupancy, the Lessor agrees:

1. That it will promptly apply all proceeds collected from such insurance to repair the same; and
2. The rent, or a proportionate part thereof, shall be abated until such repairs are made.

c. That in the event of bankruptcy of the Lessee, or if it should be placed in the hands of a receiver, or should make an assignment for the benefits of creditors, the Lessor, at its option may declare this lease immediately terminated and may take possession of the premises, collecting the rental up to the time of such retaking of possession.

d. That within thirty days next preceding the expiration of the term of this lease, the Lessor, its agents, prospective purchasers, prospective lessees, or assigns, may, from time to time, enter upon the leased premises for the purpose of showing or viewing said premises and may affix to some suitable part of the premises a notice to rent or to sell, the same or any part thereof, and keep the notice affixed without molestation by the Lessee.

e. That no waiver by the Lessor of a breach of any covenant or agreement contained herein on the part of the Lessee shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

f. That if Lessee shall remain in possession of the premises after the term hereof, such possession, shall not be deemed

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