

No compensation shall be claimed by the Lessee because of inconvenience or annoyance arising from the repair of any portion of the said building. The cost of replacing equipment and betterments added to the premises by the Lessee shall be borne by the Lessee in the event of fire or other casualty. Should said building, however, be destroyed or damaged to the extent of fifty per cent or more of its value by fire or other casualty, either party shall have the right to terminate this lease by giving written notice of such intention to the other party within Sixty (60) days from the date of such destruction or damage.

- 5) The Lessee agrees to keep in force during the life of this lease so called Boiler and Explosion Insurance which insures the interests of the Lessor in an amount not less than Fifty Thousand (\$50,000.00) Dollars, and to furnish the Lessor with written certificates to the effect that such insurance has been provided.
- 6) The Lessee agrees to carry Public Liability Insurance, insuring both the Lessor and the Lessee, against liability for injury to persons, in the amount of Fifty Thousand (\$50,000.00) / One Hundred Thousand Dollars (\$100,000.00) and for property damage, in the amount of One Hundred Thousand (\$100,000.00) Dollars. Said policies and amounts of insurance shall be kept in force during the entire term of this lease and the Lessee shall furnish the Lessor with written certificates to the effect that such insurance has been provided.
- 7) Should the Lessee fail to provide any of the insurance coverages as called for herein, or should it fail to pay any charges in connection with such insurance or any other charges provided for in this lease, then the Lessor shall have the option of providing for such insurance and/or paying for same together with any cost attached thereto and the costs thereof shall immediately become due and payable by the Lessee to the Lessor as additional rental, subject to all terms and conditions of this lease in respect to payment of rent.
- 8) The Lessee at or before the termination of this lease may remove all trade fixtures of every nature whatsoever, (including, but not necessarily limited to, shelves and light fixtures) which may have been placed or installed upon said premises by the Lessee or by any prior tenant.
- 9) The Lessee may assign this lease or sub-let all or any part of the demised premises only upon the written consent of the Lessor. The Lessor shall have the right to enter the demised premises at all reasonable hours to examine the same and make such repairs as it may deem necessary, and for a period of three (3) months next preceeding the expiration of this lease, the Lessor may exhibit the