

upon the demised premises by fire or other casualty during the term hereby created, or such partial destruction thereof as to render the premises demised wholly untenable or unfit for occupancy, or should the building be so badly damaged that the same cannot be repaired within ninety (90) days from the happening of such event, then, and in such case, the term hereby created shall cease and become null and void from the date of such damage or destruction and then the Lessee shall immediately surrender said premises and all its interests therein to the Lessor and the Lessee shall pay rent within said term only to the time of such damage or destruction; and in case of such destruction or partial destruction the Lessor may re-enter and repossess said premises discharged from this lease and may remove all parties therefrom. But should said building be repairable within ninety (90) days from the happening of such event, the Lessor may enter and repair the same with all reasonable speed and the rent shall not accrue after such damage or while repairs are being made but shall recommence immediately after said repairs shall be completed. But if said building shall be so slightly damaged by fire or the elements as not to be rendered untenable and unfit for occupancy, then the Lessor agrees to repair the same with reasonable promptitude and in that case the Lessee shall in the meantime be entitled to an abatement of rent to the extent of the loss of the use of leased property suffered by it. Rental installments or portions thereof that do not accrue or that abate shall be deducted from the total amount of rental due hereunder. The Lessee shall notify the Lessor in case of fire or other damage.

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