

- 5 -

fication, a copy of said liability insurance policy to be delivered to Lessor on or before the commencement of this lease.

V

The parties hereto do mutually covenant and agree that:

(a) If during the term hereof, the demised premises or any part thereof be rendered untenable due to fire or other casualty, a proportionate of the rental, according to the extent of such untenability, shall be abated until the premises are restored to their former condition by the Lessor; but if the premises, or a substantial part thereof, are rendered untenable and cannot by reasonable efforts be restored to their former condition within Ninety (90) days, either the Lessor or the Lessee shall have the option of terminating this lease by written notice to the other.

(b) All fixtures and/or equipment of whatsoever nature as shall have been installed in the demised premises by the Lessee, whether permanently affixed thereto or otherwise, shall continue to be the property of the Lessee, and may be removed by it at the expiration or termination of this lease or any renewal or extension thereof, provided, however, the Lessee shall at its own expense repair any injury to the premises resulting from such removal.

(c) If the Lessee shall pay the rent as herein provided, and shall keep, observe and perform all of the other covenants of this lease by it to be kept, performed, and

(CONTINUED ON NEXT PAGE)