

shall be furnished by the Lessee at its own expense and the Lessor shall in no way be responsible for any of the charges for such services and utilities.

In the event of a total or partial destruction of any of the buildings situate upon the premises described above by fire or other hazard, the Lessor, within a reasonable time, agrees to restore such building or buildings and during interruption of occupancy by the Lessee, the Lessor agrees to abate a proper and proportionate share of the rent until restoration is completed.

It is further understood and agreed that in the event the Lessee shall be adjudicated a bankrupt or should make an assignment for the benefit of creditors, or should submit any plan under the State or Federal laws calculated to alter the terms of this lease in any respect, or be placed in receivership, then, in either of such events, this lease shall thereupon terminate at the option of the Lessor and the Lessor may take immediate possession of all of the premises.

In the event the premises described above, or any parcel or any part of any parcel, shall be taken by public or quasi-public authority under any power of eminent domain, the Lessee shall have no claim or interest in or to any award of damages for such taking and at the option of the Lessor, this lease may be terminated.

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