

premises in as good condition as they shall have been in at the beginning of the term of this Lease, natural wear and tear alone excepted.

13. Should the building on the leased premises be totally destroyed or damaged by fire, lightning, windstorm, or other casualty as to render the same substantially unfit for occupancy by the Lessee in its business thereon, this Lease may at the option of the Lessor or Lessee be terminated and the rental shall be accounted for as between Lessor and Lessee as of that date. Should the building on the demised premises be partially damaged by fire or other casualty, the Lessor shall, with a reasonable time, restore said building to substantially the same condition as before the casualty, and a proportionate part of the rental herein provided shall be abated until the restoration of said premises.

14. If the Lessee shall fail to pay any installment of rent within ten (10) days after written notice thereof, or if the Lessee goes into bankruptcy or receivership, voluntary or involuntarily, or if the Lessee takes advantage of any debtor relief proceedings under any present or future law whereby the rent or any part thereof is or is proposed to be reduced or payment thereof deferred; or if the Lessee makes an assignment for the benefit of creditors; or if the premises or Lessee's effects or interest therein should be levied upon or attached under process against the Lessee, not satisfied or dissolved within thirty (30) days therefrom; or if the Lessee shall fail to perform any of the covenants and agreements herein contained, the Lessor may in any one of such events: (a) Declare the fixed rent for the entire unexpired

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