

pay all ad valorem taxes and other charges assessed against the leased premises and shall pay when due and discharge any and all liens upon the premises which may adversely affect the occupancy of the Lessee.

8. INSURANCE: The Lessor shall insure the buildings and improvements on the leased premises against damage by fire, windstorm, and other hazards customarily insured against in connection with property of this kind in amounts sufficient to repair or replace said buildings and improvements in the event of damage to or destruction of the same.

9. REPLACEMENT AND RESTORATION: If the terminal building on the leased premises shall be damaged or destroyed by fire or other casualty, the Lessor shall promptly restore or replace the same, and the rent provided herein, or a proportionate part thereof (if the building shall not be damaged to such an extent that it is rendered untenable), shall be abated pending the completion of such restoration or replacement; but if such restoration or replacement cannot reasonably be completed within ninety (90) days after such casualty, the Lessee, on notice to the Lessor, may terminate this lease.

10. LESSEE'S COVENANTS: The Lessee agrees:

- (a) To accept the leased premises when the repairs and improvements to be made by the Lessor pursuant to paragraph 4 have been satisfactorily completed;
- (b) To pay the rent when due and to pay all

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