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11. The Tenant shall not be responsible for insurance or ad valorem property taxes on the premises.
12. The Tenant shall pay its own electric and water bills but shall not be responsible for the fire hydrant charge.
13. In the case of damage by fire or other casualty to the leased premises, if the damage is so extensive as to amount practically to the total destruction of the leased property, this lease shall cease and the rent shall be apportioned to the time of the damage. In all other cases where the leased property is damaged by fire or casualty, the Landlord shall cause the damage to be repaired with reasonable dispatch and if the damage has rendered the leased property untenable in whole or part, there shall be an apportionment of the rent until the damage has been repaired. In determining what constitutes reasonable dispatch, consideration shall be given to delays caused by strike, adjustment of insurance, and other causes beyond the Landlord's control.
14. If any installment of rent be past due and unpaid by the Tenant for a period of 30 days or any other violation of any terms and conditions of this lease shall not be corrected within 30 days after written notice by the Landlord to the Tenant, this lease may be terminated by the Landlord at its option. On any termination of this lease the Tenant shall return the property to the Landlord in as good of condition as the present normal wear, tear and depreciation alone excepted.
15. The Landlord in the operations of its warehousing business maintains a forklift truck and operator which may be used by the Tenant at all convenient times for the sum of \$4.50 per hour.

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