

default and reimburse itself with interest at the rate of six (6%) per cent per annum out of any monies or sums of monies due or to become due under the terms of this Lease.

(8) INSURANCE: During the term of this Lease or any renewal or renewals hereof, the Lessor, at her own expense, will insure the premises and improvements thereon with fire and extended coverage insurance which shall be in an amount equal to the replacement value of the building; Provided, However, that if the premium rate for the amount of insurance which is on the building at July 1, 1979, shall increase during the term or any renewal, the Lessee shall reimburse the Lessor for the amount of such increase but not for any increase in premium due to increase in the amount of insurance coverage.

(9) ALTERATIONS TO BUILDING: No structural alterations or additions, shall, at any time, be made by the Lessee without the Lessor's prior written consent, which consent shall not be unreasonably withheld, except that Lessee, may, at its own expense, make such structural or other changes as may modernize and standardize the interior of the building, provided such changes do not alter the Lessor's residual value.

(10) COVENANT ON PROCEEDS: In the event of destruction of or damage of any kind to the building by reason of fire, the elements or other casualty, this letting shall not terminate nor shall the Lessee be relieved from any payment of rent or from performance of any of its other obligations hereunder, except that there shall be an abatement and waiver of rent for such period of time as the premises are not usable by the Lessee for its business purposes as a result of such damage or destruction. The Lessor shall be solely entitled to any insurance proceeds received by reason of the said destruction or damage and the building shall be restored to its prior condition by the Lessor with all reasonable diligence.

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