

leased premises at any reasonable time for the purposes of inspecting and exhibiting the premises and/or make repairs thereto. The Lessors shall not unreasonably interfere with the Lessee in its inspection or repairs.

11. The Lessee's rights under this lease shall be subject to any bona fide mortgage which is now or which may be hereafter placed upon the leased premises by the Lessors or to any existing or recorded easements, building restrictions, rights-of-way, zoning ordinances, or other governmental regulations or laws. The Lessors agree to pay timely all installments due under any such mortgage.

12. Except as may be otherwise provided, the Lessee shall have the right at the termination of this lease if he shall not be in default of any provision of this lease, to remove from the leased premises his trade fixtures and any equipment or appliances which he may install, provided that such removal shall cause no more than surface damage to the leased premises and the Lessee shall promptly and properly repair such damage.

13. The Lessee shall be responsible for the supply, installation, maintenance, and repair of any heating, lighting, plumbing, air-conditioning, or other utility services, units, equipment, or appliances used in the leased premises, and the Lessors have no responsibility therefor.

14. If the building on the leased premises be partially damaged by fire or other casualty, the Lessors shall, within a reasonable time after notification to them by the Lessee of such damage, restore said building to substantially the same condition as before such fire or other casualty, and a proportionate amount of the rent, as determined by the extent of such damage, shall be abated until the restoration of the building. If such fire or other casualty shall substantially damage or destroy the building on the leased premises, this lease may be terminated by



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