(7) To permit the Lessor, from time to time, to enter the leased premises at reasonable hours for the purpose of inspecting the same to determine the extent of the compliance by the Lessee with the terms hereof.

The Lessor and the Lessee mutually covenant and agree:

(a) That if the rent shall not be paid when due, or if the Lessee shall fail to perform any of the other covenants and agreements hereof, the Lessor may give the Lessee written notice of its intention to either declare the rental for the entire term immediately due and payable (and of its intention thereupon to collect the same), or to declare this Lease terminated, and thereupon to take immediate possession of the premises, collecting the rental up to the time of the retaking of such possession; and if said rent shall not be paid within thirty (30) days of receipt by the Lessee of such notice, or if said default of the Lessee in the performance of any of the other covenants and agreements hereof shall not have been made good within thirty (30) days of its receipt of such notice, the Lessor may, at any time thereafter, take the action specified in such notice.

(b) That if the building on the leased premises shall be partially damaged by fire, or other casualty, to an extent that it is temporarily unfit for occupancy, the Lessor agrees:

1. That it will promptly repair the same; and

2. The rent, or a proportionate part thereof, shall be abated until such repairs are made.

If said building on the leased premises shall be totally destroyed, or substantially damaged by fire or other casualty, to the extent that it is rendered untenantable, then it is agreed:

1. The rent or a proportionate part thereof shall be abated until such building shall have been restored by the Lessor; or

2. Upon the building being totally destroyed or substantially damaged by fire or other casualty so as to render it untenantable, either the Lessor or the Lessee may declare this lease terminated. It

is understood, however, that said Lessee may not