

vault, shall bridge over at not lower than the present floor level, the concrete channel which carries the heating and water-pipe lines, and electric wiring used by the entire building, so that the Lessor may have unimpaired access to this space for necessary maintenance, repairs and upkeep. All alterations, additions and changes herein authorized or that may be authorized hereafter, are to be made by the Lessee at its expense.

6. The Lessor is to furnish heat and water, but is not to maintain the water and plumbing fixtures within the space leased. This and all other maintenance, except heating fixtures within the leasehold premises, shall be the responsibility of the Lessee. The Lessee is to furnish its own light and power current, and is to provide all electrical fixtures or equipment that it may desire for its use.

7. If there is any damage occasioned to the leasehold premises by reason of explosions within or at the entrance to the leasehold premises, by reason of any attempts to burglarize the leasehold premises, this damage will be restored and paid for by the Lessee.

8. This property is to be used by the Lessee, its successors and assigns for banking purposes only. If however, the Lessee should desire to sublet or make any other use of these premises or any portion thereof, it shall have the right to do so only on the written approval of the Lessor, its successors and assigns.

9. After ten years from the date hereof, and anytime thereafter before the end of the initial twenty-five year period, or any renewal thereof, the Lessee, its successors and assigns, shall be permitted to voluntarily terminate this lease, or if it be terminated after said ten year period by unforeseen economic development; then in either case the Lessee, its successors or assigns shall in the event of any such termination, be liable for the payment and obligated to pay to the Lessor, its successors or assigns, one-half of the unpaid rental for the remaining unexpired term by way of liquidated damages, provided that said amount shall not exceed the sum of \$10,000.00.

10. The title to the properties placed in or attached to the premises covered by this lease by the Lessee shall remain in the Lessee, and it shall be solely responsible therefor, including maintenance or any charges against the same by virtue of any law or ruling on the part of any government or agency thereof. The Lessee shall likewise provide and carry all insurance on its properties and installations, and the Lessor or its insurance carrier shall not be responsible to the Lessee for any loss or damage in anyway occasioned to the properties and assets of the Lessee situate in or on said leasehold premises.

11. In the event that the building should at anytime be destroyed or so damaged by fire as to be unfit for the occupation or use, then the rent herein reserved, or a fair and just portion thereof, according to the nature and extent of the damage sustained, shall, until said building shall have been restored and made fit for occupation, be suspended and cease to be payable. However, in the event the building should at anytime be completely destroyed or damaged to such extent as to prevent the proper and ordinary use of any portion of said building, then in such event either party hereto shall have the right to forthwith terminate said lease and all further rental payments shall thereupon cease; but in the event said building is only partially destroyed, the Lessor shall repair and restore the same within a reasonable time thereafter.

12. The Lessor agrees that during the term of this lease it will keep the outer walls, roof and the outside of said building in proper and substantial repair.

13. The rental herein provided shall be paid in advance on the first day of each and every month, which payment shall cover the current month's rental. Should any installment of rent be more than sixty days in arrears, the Lessor may at its option proceed to collect the same by legal process, or it may declare this lease terminated on giving thirty days written notice