

to the extent to which the said Lessee is deprived of the use of said premises; but it is expressly agreed that Lessee shall not in any case be entitled to any other compensation or damages on account of any inconvenience or annoyance in making any such repairs, or on account of such destruction by reason of fire, earthquake, or other accident, and no allowance or deduction from the rent herein provided for shall be made for any partial destruction of said premises which do not prevent the use of the whole premises for the purpose herein named.

8. If Lessee shall default in the payment of any rent and shall have failed to correct such default within ten days after having been notified in writing of the same by Lessor, or in the event the Lessee shall become bankrupt or shall make a voluntary assignment for the benefit of creditors or in the event that a receiver of Lessee shall be appointed, then this Lease shall become null and void at the option of the Lessor.

9. Lessee shall have the right to assign this Lease to any person, firm or corporation approved by Lessor, and Lessor agrees not to withhold such approval unreasonably. Lessee shall have the right to sublease the demised premises, or any part thereof, provided that such sublease shall not, in any manner, release Lessee from any liability under this Lease. Any assignee or subtenant shall be entitled to all the rights of Lessee hereunder. The Lessee shall not occupy, or permit or suffer the premises to be occupied for any purpose or business deemed a more hazardous fire risk than the type of occupancy permitted herein.

10. ~~It is further agreed between the parties hereto that the Lessee shall have the option of extending this Lease for an additional period of 5 years after the expiration of the term of this Lease, at a rent to be decided upon by the parties hereto. In the event Lessee decides to exercise such option for 5 additional years, Lessee~~

*Handwritten initials:*  
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MAG  
MAG