

effectual securing of the rent herein reserved and as a further condition of this lease, the filing of any petition or other proceedings in bankruptcy or insolvency by or against Lessee shall be deemed to constitute a breach of this lease, and thereupon, ipso facto, and without entry or other action by Lessor, this lease shall become and be terminated; and, notwithstanding any other provisions of this lease, Lessor shall forthwith, upon such termination, be entitled to recover damages for such breach in an amount equal to the amount of the rent reserved in this lease for the residue thereof, less the fair rental value of said premises for the residue of said term.

14. It is agreed that Lessor will, during the continuance of this lease, at its own cost and expense, keep the building to be erected by it on the demised premises pursuant hereto insured to the extent of its full insurable value against loss or damage by fire, with extended coverage, and in the event the same be damaged by fire or other cause so insured against, Lessor will repair the said damage as promptly as practicable, under the supervision of Lessee's Engineering Department, and Lessee shall meanwhile be entitled to an abatement of rent, to the extent of the loss of use suffered by it. In the event of the destruction (meaning by "destruction" damage to the extent of seventy-five (75%) per centum or more of its value) of the said building by fire or other cause insured against, during the first five (5) years of said term, Lessor agrees to restore the same in accordance with the provisions hereof, but in the event of its destruction, as above defined, after the expiration of the first five (5) years of said term, Lessor may, at its option, cancel and terminate this lease by giving to Lessee written notice thereof at any time within thirty (30) days after the date of such destruction, unless within thirty (30) days after the giving of such notice by Lessor, Lessee shall agree forthwith to extend all the terms hereof for the balance of the original term of this lease plus an additional five (5) years, beginning on the date of the restoration of said building.

15. Lessee is granted the right, at its option, to renew this lease for an additional period of five (5) years, upon giving notice in writing of intention to so renew ninety (90) days prior to the expiration of the term provided by this lease. And Lessee is further granted the right, at its option, to renew this lease for a second additional period of five (5) years, upon giving notice in writing of intention to so renew ninety (90) days prior to the expiration of the first renewal