

it may desire, and shall have the right, on or before the expiration or other termination of this lease, to remove from said premises all trade fixtures, lighting fixtures, air conditioning equipment, or other property installed in said building by the Lessee. It is understood, however, that the Lessee shall be under no obligation on the expiration or other termination of this lease to remove, restore, or alter any changes of a permanent nature made to the premises pursuant to the authority contained in this lease. All fixtures, appliances, air conditioning equipment or property removed by the Lessee shall be done in such manner as not to deface or damage the building, and the Lessee agrees that in the event it removes lighting fixtures or wiring installed by the Lessee, it will leave the premises with wiring and lighting fixtures installed of substantially the same quality and quantity as were found in the premises prior to its occupancy.

3. During the continuance of this lease the Lessor will pay all taxes and assessments levied upon the leased premises and will maintain and keep in good repair the roof, plate glass and exterior walls of the building on the leased premises and the Lessee will keep the interior of said building in proper repair.

4. In the event of damage to the leased premises by fire or other casualty to such an extent as not to substantially or unreasonably interfere with the use of the premises by the Lessee, the Lessor shall proceed at once to repair and replace the same, and until repairs have been made by the Lessor, the rent shall be equitably abated to the extent that the tenant is deprived of the use of the damaged portion of said premises. Should the leased premises be destroyed or damaged to the extent that same cannot satisfactorily be occupied by the Lessee in its opinion, the Lessee shall not be required to pay any rental from the time said destruction or damage occurs until the premises shall be repaired or replaced in a manner satisfactory to the Lessee, and in the event of such last mentioned destruction or damage, either party may, by written notice to the other within ten days of the date of such destruction or damage, cancel this lease.

5. If default shall be made at any time by the Lessee in the payment of any rental due under the terms hereof, and if such default shall continue for a period of