

(13) Should the leased premises or any substantial part of said leased premises be destroyed or damaged by fire or other casualty, the Lessor shall repair, install and make fit for occupancy and use the demised premises for the Lessee within a reasonable time thereafter and the rent, or a fair and just proportion thereof, according to the nature and extent of the damages, shall be suspended and ceased to be payable until the premises or building is repaired, installed and made fit for use and occupancy.

(14) IT IS UNDERSTOOD AND AGREED that the demised premises will be used by the Lessee for the purpose of storing goods and as a general warehouse and for necessary office purposes in connection therewith; this lease may be assigned and the premises sublet by the Lessee with the written permission of the Lessor, which permission the Lessor agrees not to unreasonably withhold, it being understood that the Lessee herein shall remain primarily obligated for the performance of all terms and conditions specified herein, including the payment of all rental specified by this lease to be paid by the Lessee.

(15) The Lessee shall bear, at its own cost and expense, any and all charges for water, gas, electric lights, power or any other utility services used on the leased premises during the term of this lease.

(16) The Lessee is hereby given the privilege to erect, maintain and use any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the upper or outer part of the building, provided the same shall comply with the laws, ordinances and regulations applicable thereto of the County and State in which the leased premises are situated.