

will be created or obnoxious odors emitted, or which will increase the fire hazard.

DAMAGE  
CLAUSE

26. That if the premises hereby demised, or the building or buildings of which the demised premises are a part or the whole, shall, previous to the beginning of the term hereof, or during the term hereof, be damaged or destroyed by fire or any other cause whatsoever, Landlord shall and will forthwith proceed to repair and/or rebuild the same, including any improvements, alterations, additions or changes made by the Landlord or Tenant which are a part of the realty, and of which Landlord has been given prior written notice, upon the same plan as immediately before such damage or destruction occurred, and in the meantime, and until said premises are rebuilt and put in good and tenantable order, the rents hereby reserved, or a fair and just proportion thereof, according to the nature and extent of the damage sustained, shall, until the said premises shall have been restored to the same condition as before such damage or destruction occurred, be suspended and cease, and if Tenant shall have paid rent in advance, Landlord shall immediately pay to Tenant an amount equal to that portion of the rent so paid in advance, payment of which is suspended. The provisions of this paragraph entitled "Damage Clause" are intended to include all repairs and replacements except those made necessary by ordinary use of the demised premises by Tenant. Tenant agrees to give Landlord written notice of the cost of any improvements, alterations, additions or changes made by the Tenant which are a part of the realty.