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the leased premises as aforesaid.

12. In case of the destruction of the leased building by fire or other casualty, during the term of this lease, or in case of such partial destruction thereof as to render the leased premises wholly unfit for occupancy, or should said premises be so badly damaged that the same cannot be repaired within ninety (90) days from the happening of such injury, then, and in such case, this lease shall become null and void and the Lessee shall immediately surrender said premises to the Lessor and shall pay rent within said term only to the time of such surrender. In the event said premises are repairable within ninety (90) days from the happening of said injury, the Lessor may enter and repair the same with all reasonable speed and while such repairs are being made the rent herein provided shall be abated in proportion to the usability of the leased premises for the purposes hereinabove provided in Paragraph 4, the full rent as provided herein to recommence immediately after said repairs have been completed. If said premises are only slightly damaged as aforesaid, to such an extent as not to render them unacceptable for the aforesaid purposes, the Lessor shall make the necessary repairs with reasonable promptitude and in such case the rent therefor shall not be abated. In all cases of fire or other casualty, the Lessee shall immediately notify the Lessor.

13. If the leased premises or any substantial part thereof are taken by public or quasi-public authority under any power of eminent domain, then this lease shall forthwith terminate, and the Lessee shall have no claim or interest in or to any award or damages for such taking.

14. The Lessor has made no representation as to the present or future condition of the leased premises, and shall not be responsible for any defect or change of conditions in or about said premises, nor for any damage to same, (except as provided in Paragraph 7 with respect to the repair of the structure of the leased building and major breakdown of the heating, air conditioning and