

which said Landlord may see fit to make. Tenant shall keep all and singular the said building and premises, including the plumbing, pumps and other fixtures in such repair as the same are at the commencement of the said term or may be put in during the continuance thereof, reasonable wear and tear and damage by fire or other unavoidable casualty only excepted, and will promptly replace all glass thereof broken during the said term by other of the same size and quality.

(6) Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the building is restored and made fit for occupancy and use. Should the building be totally destroyed by fire or other casualty so as to be totally unfit for occupancy or use, this lease shall be terminated at the election of either party, notice thereof being given to the other party.

(7) It is agreed that the Tenant reserves the right and privilege after payment of the rent at the expiration of the lease of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by and at the expense of the Tenant.

(8) It is agreed and understood that the Tenant may erect, maintain and use any signs on the leased premises, including signs, the support of which may be attached to any part of the building of which the leased premises are a part.

(9) That all property of any kind that may be on the premises during the continuance of this lease shall be at the sole risk of the Tenant, and that the Landlord shall not be liable to the Tenant or any other person for any injury, loss or damage to property or to any person on the premises.

(10) The Landlord agrees to pay such property tax as may be levied upon the property subject of this lease and to indemnify himself against fire by carrying adequate fire and extended coverage insurance upon the premises, hereby specifically releasing the Tenant from assuming

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