

7. LESSEE agrees to keep said premises and the improvements thereon erected in the same good order and condition as at the time when LESSEE takes possession, and at the end of the term, or other termination of this lease, LESSEE will surrender and yield up said premises to LESSOR in like good condition and repair, normal wear and tear, and damage by fire or by the elements, excepted.

8. LESSEE shall not use or allow said premises to be used for any purpose that will increase the rates of insurance thereon over those charged by reason of a use of the character herein permitted without compensating LESSOR for such increase. LESSEE shall not permit said premises to be used for any unlawful purposes.

9. LESSOR shall have the right to enter the demised premises at all reasonable times for the purpose of inspecting and examining the same, and to make repairs. If said premises, or the improvements thereon erected, are destroyed by fire or by the elements, or are partially destroyed so as to render said premises wholly unfit for occupancy, or if said improvements shall be so badly damaged that the same cannot be repaired within one hundred twenty (120) days after such damage or destruction, then this lease may be terminated by either LESSOR or LESSEE by giving written notice of election so to terminate within twenty (20) days from the date of such damage or destruction, and LESSEE shall at once quit and surrender said premises and all interest therein to LESSOR, and shall not be liable for any further payments of rent hereunder. In case this lease shall be terminated under the provisions of this paragraph, and provided LESSEE be not in default under the terms hereof, LESSOR shall, upon the surrender of the premises to LESSOR in accordance with the provisions hereof, refund to LESSEE such rental as may have been paid in the installment of rent which was due next preceding the date of such damage or destruction for use of said premises for the period subsequent thereto. In case said premises are damaged by fire or by the elements and be repairable within the time specified herein, or in case this lease be not terminated as aforesaid, the said premises shall be repaired by LESSOR at

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