

each party selecting one arbitrator and the two arbitrators appointing a third. The decision of any two arbitrators shall be final. (6) (a) In the event the demised premises shall be

DAMAGE BY
CASUALTY

destroyed completely or rendered wholly unfit for occupancy by fire or other casualty, this lease may at the option of Owner or Tenant, exercised within thirty (30) days from the date of such casualty, be immediately terminated upon written notice. In the event the option to cancel is not exercised within said thirty-day period by either Owner or Tenant, Owner shall, in so far as any insurance proceeds are available, use the same to restore said premises.

(b) In the event the premises shall be only partially destroyed or rendered partially unfit by fire or other casualty, the insurance proceeds payable to Owner shall be used to restore said premises in so far as said insurance proceeds are available.

MAINTENANCE

(7) Tenant agrees to keep in good repair the roof, outer walls, downspouts, foundations and structural parts and to make all interior repairs to the building which may be necessary to keep said building in substantially as good condition as when received, loss or damage by ordinary wear and tear and natural decay excepted.

UTILITIES

(8) Tenant shall pay for all utilities used by it.

INDEMNITY

(9) Tenant agrees to indemnify and save harmless Owner from any and all claims and demands for injury or damage to any person which may be asserted or made against Owner with respect to the leased premises or any part thereof.

INSPECTION
RIGHTS

(10) Owner shall have the right to enter in and upon the premises during reasonable business hours for the purpose of examining and inspecting the same and at any time within six (6) months prior to the expiration of the term of this lease (provided no renewal option has then been exercised), Owner shall have the right to place signs "For Sale" and/or "For Rent" or other similar signs and shall have the right to show such premises to prospective tenants or purchasers, and such authority shall extend to duly authorized agents of Owner. Such signs and/or display to prospective tenants or purchasers shall not be done in such a way as to interfere with any operation of the business of Tenant.

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