

3. To, throughout the term of this lease, maintain and pay for, at her expense, insurance covering those matters and things, that now are, or hereafter shall be, commonly and usually insured against;

4. To repair the premises if partially damaged by fire, at Lessor's expense, as speedily as practicable, due allowance being made for the time taken for the settlement of fire insurance claims and otherwise, but the rent hereunder shall not cease. If, however, the damage shall be so extensively as to render the premises entirely untenable, the rent thereafter shall cease until such time as the demised premises shall be made tenantable by the Lessor, as aforesaid. In the event of the total destruction of the buildings, including the demised premises, by fire, or otherwise, or in the event that the same shall be so damaged, or injured, by fire, or otherwise, that the Lessor shall deem it necessary to rebuild the same, then the rent shall be paid up to the time of such destruction, and then and from thenceforth this lease shall cease and come to an end. In no contingency, however, shall the provisions of this clause apply, or become effective, in case the fire shall be caused by the carelessness, negligence, or improper conduct, of the Lessee, or of its agents, or servants, and, in such case, the Lessee shall be liable for the full amount of rent herein reserved, and, in addition thereto for all damages that may be suffered by the Lessor thereby.

The Lessor covenants and agrees to and with the Lessee that the Lessee, upon paying both the fixed rental and additional rent herein reserved, and keeping, observing and performing the covenants and agreements herein contained on the part of the Lessee to be kept, observed and performed, shall and may, at all times, during the said term hereby granted, peaceably and quietly enjoy the same demised

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