

(16) If, during this agreement, the United States Government or any other Governmental agency acquires possession of the premises herein leased by virtue of any laws now in effect or which may become effective during the term of this agreement, then this agreement at the option of the Lessee may be terminated or may be suspended for the period the Lessee is deprived of the premises and thereafter the Lessee may resume his tenancy and the agreement shall continue until the full term thereof has been enjoyed by the Lessee.

(17) In the event the leased premises be partially destroyed by fire, storm, earthquake or other casualty, the Lessor agrees to repair and restore the premises within a reasonable period of time and during such period of time in which said premises shall be untenable, the monthly rental may be abated to the extent that the use of the premises by the Lessee may be diminished. In the event of total destruction of the leased premises by fire, storm, earthquake or other casualty, this lease agreement may be terminated at the option of either party.

(18) This lease contains the entire agreement of the parties and no representations or agreements, oral or otherwise between the parties not embodied herein shall be of any force or effect. No failure of Lessor to exercise any power or right given Lessor herein shall constitute a waiver of the Lessor's right to demand exact compliance with the terms hereof.

(19) The Lessee shall have the option, if it is not in default under the terms of this lease, to extend the terms of this lease for an additional 5 years upon the same terms and conditions herein contained provided notification of the intention to extend this lease for said period is furnished to the Lessor

(Continued on next page)

*S.B.M.*