

by them except as may be approved and designated in writing by Lessor, and Lessee, on request of Lessor, within Five (5) days thereof, shall furnish to Lessor a written statement of the names of all employees, agents, and representatives employed in or at the premises by Lessor, and the license registration number of all vehicles owned or used by Lessee or by such employees, agents, or representatives.

Lessee agrees to contribute as additional rent annually an amount equal to 5¢ per square foot of the gross floor area occupied under the terms of this lease, to be used for repair and maintenance and lighting of the parking area.

16. If premises are totally destroyed by storm, fire, lightning, earthquake, or other casualty, this lease shall terminate as of the date of such destruction, and rental shall be accounted for as between Lessor and Lessee as of that date. If premises are damaged but not wholly destroyed by any of such casualties, rental shall abate in such proportion as use of premises has been destroyed, and Lessor shall restore premises to substantially the same condition as before damage as speedily as practicable, whereupon full rental shall commence.

17. Lessee agrees to indemnify and save harmless the Lessor against all claims for damages to persons or property by reason of the use or occupancy of the leased premises, and all expenses incurred by Lessor because thereof, including attorneys' fee and court costs.

18. Lessee agrees, at his own expense, to promptly comply with all requirements of any legally constituted public authority made necessary by reason of Lessee's occupancy of said premises. Lessor agrees to promptly comply with any such requirements if not made necessary by reason of Lessee's occupancy. It is mutually agreed, however, between Lessor and Lessee, that if in order to comply with such requirements, the cost to Lessor or Lessee, as the case may be, shall exceed a sum equal to one year's rent, then Lessor or Lessee who is obligated to comply with such requirements is privileged to terminate this lease by giving written notice of termination to the other party,

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