

lease, LESSEE shall have sole and exclusive control thereof. LESSEE further agrees to carry a public liability insurance policy covering any accident which may or might occur on the premises for the protection of LESSEE and LESSOR with an insurance company and in an amount sufficient to fully protect the parties, and further agrees to maintain a fire and extended coverage insurance policy covering the improvements on said premises, with an insurance company and in an amount sufficient to fully protect the parties. All such insurance shall name the LESSOR as loss payee thereon as her interests may appear. At its option, LESSEE may self-insure the parties.

PROPERTY RENDERED UNFIT FOR OCCUPANCY

(a) Except as expressly herein provided, no destruction of or damage to the leased premises shall entitle LESSEE to surrender possession of the leased premises or to terminate this lease. LESSOR agrees that in the event of any damage to or destruction of any buildings and improvements, or either of them situated on the leased premises occasioned by fire or other hazards insured against under the policies of insurance hereinabove referred to, then LESSOR shall commence restoration or repair of the leased premises as promptly as possible after occurrence of such damage or destruction, and shall substantially complete such restoration or repair with reasonable diligence.

(b) In the event LESSEE is deprived of any of the occupancy of any part of the lease premises, by reason of or in consequence of any such damage or destruction, whether or not insured against, provided the same is not occasioned by the act or acts of LESSEE, LESSEE'S officers, employees or agents, then LESSEE'S obligation to pay rent shall be reduced in proportion to the time during which and to the area of the building of which the LESSEE shall be so deprived because of such damage or destruction or the repair and restoration thereof.

(c) It is, however, expressly understood and agreed,

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