

premises, this lease shall remain in full force and effect, and the Lessor shall promptly repair such damage at its expense, and in that event, there shall be a proportionate abatement of minimum guaranteed rent for so much of the premises as may be untenable during the period of repair. If the premises are damaged by fire or other casualties to the extent of more than one-half of the then value of the premises, the Lessor shall have the option to terminate this lease by giving written notice to the Lessee within thirty (30) days after such occurrence. If this option is not exercised by Lessor, then this lease shall remain in full force and effect and the lessor shall properly repair such damage at its expense, and in that event, there shall be a proportionate abatement of rent for so much of the premises as may be untenable during the period of repair or restoration.

~~Regardless of the preceding provisions hereof, if the leased premises are damaged by fire or other casualty to the extent of more than one-fourth of the then value thereof, the Lessor shall have the option to terminate this lease by giving written notice to the Lessee within thirty (30) days of such occurrence, even though the premises occupied by the Lessee have not become untenable.~~

In addition, there shall be no obligation upon the part of the Lessor to repair or rebuild during the last one (1) lease year of the term of this lease agreement unless Lessee shall, within fifteen (15) days after such occurrence, agree in writing to exercise any option to extend the term of this lease agreement that may be afforded to Lessee under the terms hereof.

If this lease is terminated under any of the provisions of this paragraph (FIRE), rent shall cease as of the date of occurrence of the fire or other casualty.

The Lessor's obligation to repair or rebuild pursuant to this paragraph (FIRE) shall be limited to a basic building and the replacement of any interior work which may have originally been installed at Lessor's cost. Except as herein provided, there shall be no obligation

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