

restoration of the building or improvements.

7. If during the term of this lease or any renewal thereof the building<sup>or buildings</sup> and improvements located on the demised premises should be destroyed, in whole or in part, by fire or other hazard, the Lessee herein shall immediately thereafter begin plans for re-building the building or buildings or of repairing the damaged portion thereof of substantially the same structure, quality and value, unless the parties hereto should agree on a different structure, and progress such re-building or repairs as rapidly as circumstances will permit. And the rent on said premises, or the portion thereof that shall not be suitable for occupancy by the Lessee, shall be proportionately abated during the time required for the re-building or repair of said building, buildings and improvements, and the Lessee shall not be required to begin again the payment of rental until such building or buildings and improvements are ready for occupancy, at which time the rental payments will commence again. In order that the Lessee may proceed with the repair or restoration of said building or improvements, as hereinabove set forth, the Lessor shall turn over to the Lessee the funds realized from the insurance policy or policies covering said building and improvements, or so much thereof as may be necessary, but in no event shall the Lessee be called upon in the repair or restoration of said building or improvements to expend a greater sum or sums than shall be turned over to it by the Lessor from the proceeds derived from said insurance. Likewise, the Lessor shall not be called upon to pay out any sum or sums toward the repair or restoration of said building and improvements other than the proceeds derived by it from the insurance covering said building and improvements.

8. In the event any such re-built or repaired building or buildings or improvements should be demolished, in whole or in part, by fire or other hazard, then the same provisions hereinabove provided shall apply with respect to any further building or buildings and the liability of the Lessor and the Lessee shall be limited in the same respect as hereinabove set forth.

9. It is understood and agreed that upon expiration of the term hereinabove set forth, the Lessee herein shall have the option of renewing said lease upon the same terms and provisions embodied herein until March 31, 1975 or until March 31, 1985, provided said Lessee gives to the Lessor or Lessor's successors or assigns written notice of its intention to so do at least six months prior to March 31, 1965.

10. It is understood and agreed that the Lessor herein will maintain the roof and outside walls of the building in reasonable good condition provided the Lessee herein does not make any changes, additions or alterations to or in connection with the outside walls of the building that will weaken said building, but the Lessor herein shall not be responsible for any damage to the Lessee occasioned by leakage unless and until the Lessee shall first have given to the Lessor notice in writing of the defective condition of said roof and the Lessor allowed a reasonable time thereafter in which to repair the same.

11. It is understood and agreed that the Lessee herein shall have the right at its own expense to make such changes, improvements, additions or alterations to the building situate upon said premises as it may desire, provided that such changes, additions, improvements or alterations shall not decrease the value or quality of the building now situate upon said premises, and it is further understood and agreed that the Lessee may at its own expense erect upon the premises hereby leased a new building provided that said new building shall be at least equal to the present building in quality, value and other respects.

12. It is further understood and agreed that the Lessee will at all times during the term of this lease, at its own expense, maintain the interior of the present building or of any future building erected by the Lessee, including the light, plumbing and heat fixtures,