

In the event that the premises hereby demised are wholly or partially destroyed by fire, windstorm, tornado, storm, hurricane, explosion or other casualty to such an extent that tenant is required to temporarily discontinue business pending rebuilding or repair, the rent payable to landlord by tenant shall be abated for the period of time during which tenant is required to discontinue business. If said premises are only partially destroyed or damaged so as to require tenant to discontinue business in a portion of the premises the rent shall be proportionately abated during the period tenant is required to discontinue business in that portion. No damage or destruction to said premises shall in any way cancel or terminate this lease or release either party from the obligations created or imposed by this instrument.

Landlord shall at all times keep the demised premises and the improvements thereon free from all mechanics' or other liens arising out of such restoration, repairs or rebuilding.

If the tenant shall be in default in the payment of rent, or in the keeping of any covenants herein contained to be kept, and performed by tenant, landlord shall give written notice thereof by United States Registered Mail as hereinafter specified to tenant, and if said rent is not paid, or if such default is not remedied within ninety (90) days after receipt by tenant of such notice, landlord shall have the right at its election to declare this lease at an end and to re-enter the said demised premises and to eject all parties in possession thereof; provided, however, that anything herein to the contrary notwithstanding landlord shall have no right to terminate this lease, or to enter

*Handwritten signature*