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XIV.

If the leased premises should be totally destroyed by fire, earthquake, cyclone, tornado or other casualty, then either party hereto may terminate this lease as of the date of such casualty. If any rental shall have been paid in advance beyond the date of said casualty, then Lessors shall refund on a pro rata basis all such rents running beyond the date of said casualty:

In the event of only partial destruction of the premises herein leased, by any of the causes above enumerated, then the Lessors shall, with reasonable despatch, repair the damages done and restore the premises to their original condition, equitably abating the rental in the proportion which the injured or damaged part bears to the whole leased premises, until such injured or damaged parts shall be repaired and restored.

XV.

Lessors in consideration of the services rendered by ENGEL REALTY COMPANY, as agent of Lessors in leasing said premises to Lessee, do hereby authorize said ENGEL REALTY COMPANY, its successors or assigns, to collect and receipt for the rents payable hereunder during the entire term hereof and any renewal or extensions of the within lease, whether renewed or extended, or the premises re-leased to the Lessee hereunder, or Lessee's successors or assigns, and hereby agree to pay to the said ENGEL REALTY COMPANY, its successors or assigns, for the services rendered in effecting this lease or any renewal, extension or re-leasing as above provided, an amount equal to five (5%) per cent of all rents paid by virtue thereof, whether or not effected by ENGEL REALTY COMPANY or any other person, firm or corporation, or whether or not said rent is paid direct to ENGEL REALTY COMPANY, its successors or assigns, payment of said commissions to be made as and