

shall be maintained in an insurance company satisfactory to Atlantic and the policy shall have the standard allied and extended coverage endorsements.

Lessor shall furnish Atlantic with satisfactory evidence that such insurance is maintained in full force and effect and Atlantic's interest in such insurance shall be included by proper endorsement.

Damage by Fire, Etc.

9. If the demised premises shall be damaged or destroyed by fire or other casualty it promptly shall be repaired or reconstructed. If such damage or destruction occurs by reason of Atlantic's negligence, Atlantic shall repair or reconstruct, otherwise Lessor shall perform such work. Should any such damage or destruction occur during the term of this lease and render said premises unfit for occupation or use for any period, a just return or abatement of rent shall be made until the premises shall have been repaired or restored properly, provided such damage or destruction did not occur as the result of Atlantic's sole negligence.

If Lessor is obligated to repair or reconstruct the premises and fails to commence such repairs ~~to~~ within 45 days of the date of any such damage or destruction, ~~Atlantic, at Atlantic's option, may by notice to Lessor cancel this lease as of the date~~ and/or fails to complete said repairs within 90 days after commencing the same, ~~of such damage or destruction, or~~ Atlantic, at Atlantic's sole cost and expense, may proceed with such repair and reconstruction, or their completion.

If Atlantic elects to repair or reconstruct, the insurance and damage claims, or either, shall be construed as having been assigned to Atlantic and the proceeds thereof shall be paid to Atlantic and shall be applied by Atlantic to the cost of such repairs or reconstruction. The surplus, if any, shall be applied to the payment of any taxes or municipal claims then due upon the said demised premises. Any sums remaining thereafter shall be paid to Lessor.

Right to Equip, Alterations and Additions

10. Atlantic may equip said demised premises in a manner satisfactory to Atlantic, and, from time to time, may make such alterations and additions thereto as Atlantic may deem advisable or necessary.

Water, Sewerage Gas and Electricity

11. Atlantic shall pay public and utility company charges for water, sewerage, gas and electricity consumed and used by Atlantic upon the demised premises during the continuance of this lease.