

by the Lessor. But in the event that it requires or will require more than sixty (60) days from the date of the occurrence causing the damage for the restoration of the demised premises, Lessee shall have the right, at its option, to terminate and cancel this lease, by serving a written notice to that effect upon the Lessor, whereupon this lease shall terminate and be at an end.

12. Lessee shall have the right to assign this lease or to sublet the demised premises to any subsidiary or affiliate company of the Lessee, provided, however, that such subletting or assignment by Lessee shall not relieve Lessee from its obligations hereunder.

13. Lessor agrees to pay all taxes on the land and improvements throughout the term of this lease, and in addition further agrees to pay any general or special assessments, or other tax or assessment, howsoever denominated, against said land and building.

14. Lessor shall, at his own expense, keep and maintain the exterior of the demised premises, including the roof, walls, glass and entrances thereof, in good order and condition, and shall make all repairs and replacements thereto at Lessor's cost and expense; and Lessee shall, at its expense, keep and maintain the interior of the demised premises in good order and condition and shall make all repairs thereto at its own cost and expense.

15. The Lessor agrees that the Lessee paying the rent herein reserved at the time and in the amounts and manner herein provided, and fully performing and observing the several covenants and agreements on the part of the Lessee herein contained, may peaceably hold and enjoy the said demised premises for the term herein granted without interruption on the part of the Lessor.

16. It is understood and agreed that the Lessor will execute, upon request, all applications for licenses, as may be required by the Lessee for