

roof, exterior walls and foundation, (not including doors, bumpers or glass) of said Terminal Building so that the same shall be and remain suitable for the purposes of the Lessee throughout the term of this lease, except that should said premises be damaged by the negligence of the Lessee, its agents or employees, such damage will be repaired by the Lessee at its own cost and expense and without cost or expense to the Lessors.

5. The Lessee shall repair and maintain, at its own cost and expense, the interior of the Terminal Building, including fixtures and facilities other than that required by ordinary wear and tear, unless the interior is damaged by reason of the failure of the Lessors to repair and maintain that part of the premises which they are required to repair and maintain under paragraph 4 above; and, unless further, said premises are damaged by fire, wind, water, flood, tornado or other casualty, in which latter event, such repairs and maintenance shall be made by the Lessors at their sole cost and expense as required in paragraph 6 next following.

6. There shall be no obligation upon the part of the Lessee to keep the leased premises or any part thereof insured for the benefit of the Lessors, and any such insurance shall at all times be the Lessors' own and exclusive duty and responsibility.

It is expressly understood and agreed that the Lessors shall only be required to insure said premises for fire and extended coverage.

However, it is expressly agreed by the parties hereto, that in event said Terminal Building is totally destroyed by fire, wind, water, flood, tornado or other casualty, or damaged to such an extent that it is unsuitable for Lessee's purpose, then and in that event or either event the Lessee shall have the right and option to forthwith cancel and terminate this lease and all obligations thereunder.

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