

It is distinctly understood and agreed that the Lessee is to carry sufficient insurance to properly cover the buildings and equipment located on the premises herein leased; for which the Lessee is to pay all premiums on said policies and in the event of damage or destruction by fire, said money derived from said policies shall be first applied to the re-building or repairing of the premises herein leased, and upon the terms and conditions hereinafter set forth.

It is further understood and agreed that should the within described premises become damaged or destroyed by fire or any other act of God, then the Lessee at its own expense shall repair or rebuild said building with the same type of construction or design as generally used by the Lessee in the operation of its business and said construction or design shall be entirely within the discretion of the Lessee. It is further agreed that said Lessee shall have a period of Ninety (90) Days to repair or rebuild said building and during said period in which the building is being repaired or rebuilt, the rentals as herein set forth shall be abated but said rentals shall not be abated for a period of more than Ninety (90) Days.

It is further provided that all of the rights and benefits of this Lease shall inure to both the Lessors' and Lessee's heirs, successors and assigns.

It is further understood and agreed that the Lessee shall keep the within demised premises and equipment of the Lessors in a good state of repair and that upon the expiration of this Lease the Lessee shall surrender the same unto the Lessors