

the said premises as in Landlord's former estate, except that if any such default other than nonpayment of rent, cannot be remedied by the Tenant with reasonable diligence within thirty (30) days, Tenant may have such additional time as may, under the circumstances, be reasonably necessary to remove said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, the Tenant hereby covenants and agrees to surrender and deliver up the said premises and property peaceably to the said Landlord immediately upon the termination of said term.

6. All furniture and fixtures placed in the said building by the Tenant, shall be and remain the property of the Tenant, whether attached to the building or not, and the Tenant shall have the right to remove same at any time during the life of this lease or at the termination thereof, provided any injury or damage done to the premises in removing such furniture and fixtures shall be promptly repaired by Tenant.

7. The Tenant may assign this lease or sublet the whole or any part of the demised premises, but if Tenant does so, Tenant shall remain liable and responsible under this lease.

8. Landlord shall carry adequate amount of insurance on the building, and should it be damaged or destroyed by fire or other casualty, the Landlord shall promptly repair and restore the building to its former condition, whereupon this lease shall continue in force, and the rent shall be abated to the Tenant in proportion to the extent to which any portion or all of the premises are rendered unfit for use; however, it is agreed that the Landlord shall have the option to cancel this lease in the event the building is damaged to an extent of 50% or more of its value during the last two (2) years of the primary term or extended terms of this lease unless the Tenant is willing at the time such damage occurs to extend the lease for a term of at least five (5) years beyond the date that the

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