

the event the demised premises are totally or substantially destroyed or damaged by fire or other casualty so as to be totally and permanently unfit for occupancy or use by the Lessee, this lease may be terminated at the election of either the Lessor or the Lessee, after notice of such election shall be given in writing to the other party.

XI

The Lessee may make such alterations and repairs to the demised premises as the Lessor and the Lessee may agree.

XII

The Lessee shall not do or permit to be done anything which may injure or endanger persons or property in or about the demised premises. The Lessee shall not do or permit to be done anything which may be or become a nuisance or which may render void or voidable any policy of fire insurance upon the demised premises.

XIII

The Lessee shall bear at his own expense all charges for utilities used in the demised premises.

XIV

The Lessee shall have the right to have such signs upon the exterior and interior of the demised premises as he may deem necessary.

XV

The Lessor and its agents shall have the right to enter the demised premises at reasonable times for the purpose of inspecting the premises or making repairs. Such repairs shall be done in a reasonable manner so as not to interfere with the normal operations of the Lessee.

XVI

The Lessor agrees and covenants that the Lessee, upon payment of the rental herein reserved and upon the

(Continued on Next Page)