

the building unless the damage thereto is caused or occasioned by the negligence of the Lessee, in which event such repairs shall be made by the Lessee.

16. If the building in which the leased premises are located is damaged or destroyed during the lease term by fire, or any other casualty, or by other means, then the Lessors shall, within thirty (30) days from the date of such damage or destruction, notify the Lessee in writing that it elects to cancel this lease or elects to rebuild or repair the said premises. If the Lessors elect to rebuild or repair the premises, the Lessors shall proceed immediately with the rebuilding or repairing in such manner as to restore the premises to substantially the same condition as the same were at the time of destruction or damage and from the date of the damage or destruction the rent shall abate in proportion to the extent and duration of untenability. If the Lessors elect to cancel the lease, the premises shall be surrendered by the Lessee to the Lessors on the thirtieth day following the date of receipt of the written notice and this lease shall become void at that time and the Lessee shall have no further obligation to pay rent or to perform any other covenant or agreement contained herein. Premiums for fire and extended coverage insurance on the demised premises, if there is any such insurance, shall be paid for by the Lessors. The Lessee is under no obligation to have such insurance issued or to pay any premiums therefor.

17. The Lessors covenant hereby that the Lessee, upon paying the rent provided herein and upon performing each and every part of the covenants, conditions, undertakings and agreements to be performed