

herein contained on the part of the Lessee to be kept, observed and performed, shall, during the said term hereby granted, peaceably and quietly have, hold and enjoy the said premises for the full term of years in this lease, subject to the terms, covenants, conditions, provisions and agreements hereof.

4. In the event that during the term of the lease there is a partial or total destruction by fire, governmental taking, or otherwise, of the leased building or buildings, the Lessee shall have the option to restore the premises. The proceeds of any insurance policies carried by the Lessee on said building or buildings or any condemnation awards shall be made available and used for this purpose. Any act required by Lessor in connection with the adjustment with the fire insurance companies or the signing of any papers by the Lessor shall be immediately carried out. In the event the Lessee shall not exercise its option to restore the premises, the Lessee may, at its further option, terminate this Lease by written notice to the Lessor and all proceeds of the insurance policies or any condemnation awards shall become the property of the Lessor and shall be paid by Lessee to Lessor within thirty (30) days of receipt thereof.

The Lessee shall carry at all times, and at Lessee's expense, fire and casualty insurance, including extended coverage, of not less than \$65,000.00 on the library building located at 420 North Main Street, \$18,000.00 on the library building located at 616 East McBee Avenue, and \$20,000.00 boiler and explosion insurance applicable to both library buildings.

5. If the leased premises or a substantial part thereof so as to render the remainder unsuitable for the purposes of the Lessee are taken under the power of eminent domain, then this Lease shall terminate forthwith. If such taking shall not render the premises unsuitable for the purposes of the Lessee, this Lease shall continue in full force and effect.

6. The Lessee shall have the right at its own cost and expense to make from time to time such changes, alterations, additions and improvements to the demised premises or any part thereof as may be incidental to the convenient operation and conduct of its business, and all such improvements,