

The following stipulations are expressly understood by both Lessors and Lessee and are hereby agreed to by them:

If the premises shall be partially damaged by fire or other casualty but not rendered untenable, the same shall be repaired with due diligence by the Lessors, at their expense; if the damage shall be so extensive as to render the premises untenable, the rent shall be proportionately paid up to the time of such damage, and shall from thenceforth cease until such time as the premises shall be put in good order. If the Lessors shall not elect within thirty (30) days after such damage to rebuild or restore the said premises, then this Lease shall forthwith terminate. In the event of the total destruction of the premises by fire or other casualty, this Lease shall cease and come to an end and the Lessee shall be liable for rent only up to the time of such destruction. The Lessee shall be entitled to receive a pro-rata refund of any advance rent paid by it for the rent period during which the leased premises were wholly or partially destroyed.

The Lessors shall carry such insurance, including fire and extended coverage, as they may desire, and shall require from their insurer a waiver of any right of subrogation against the Lessee.

Neither party shall have the right to cancel this Lease for default of the other, unless such default remains uncured for thirty (30) days after notice in writing to such other party specifying the nature of the default, provided, however, that if because of circumstances beyond the Lessors' control the Lessors cannot cure a default on their part within such time, and

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