

the occupancy and use by the Lessee. However, if such repairs shall require more than sixty (60) days from the time of such fire or other casualty before the premises can be made fit for the Lessee's occupancy or use, either the Lessor or the Lessee may cancel this lease by written notice to the other party.

13. If any installment of rent shall be past due and unpaid by the Lessee for more than ten (10) days or if the Lessee shall breach any of the other provisions of this lease for him to observe or perform, and such rent shall not be paid or such breach corrected within thirty (30) days after receipt of written notice from the Lessor to the Lessee, the Lessor may, at his option, (a) declare the full rent for the entire term due and payable, and may enter and take possession of the demised premises and resort to any legal remedies at law or in equity for the enforcement and collection of the rent or for the recovery of damages for breach of said covenants, or (b) declare this lease terminated and enter and take possession of the demised premises and thenceforth hold them free from any rights of the Lessee to use the demised premises; but the Lessor shall, nevertheless, have the right to recover from the Lessee any amount which may be then due and unpaid under this lease for the use of the demised premises.

14. The Lessor shall pay or cause to be paid during the term of this lease all taxes, assessments, and payments of any kind due upon said premises, including mortgage payments, which may be levied or assessed against the demised premises.

(Continued on next page)