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The lessor covenants that at the time of the execution of this lease lessor is the owner of the demised premises, or controller by lease agreement, has full right to lease the same for the term aforesaid, and will put lessee in actual possession of the premises at the beginning of the said term. If the lessor is not the owner of the demised premises, lessor agrees to secure from the owner a consent in writing to the making of this lease, and further agrees that should lessor default in the payment of any rent due to the owner, the lessee may, at its option, pay said rent to said lessor's landlord, and the amount or amounts so paid shall be credited upon and deducted from the rent herein reserved to the same extent as if paid to the lessor in cash.

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Lessee shall have the right and privilege to assign this lease or sublet said premises, in whole or in part, for the whole or any part of the term of this lease, or any extension thereof, upon such terms as to it shall seem best.

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Lessee shall make such repairs to its buildings and improvements on said premises as to it seem necessary. The lessor agrees that in case the premises or any part thereof or any improvements now or hereafter thereon be destroyed or damaged during said term by fire or any other casualty, so that the same shall be thereby rendered unfit, in lessee's opinion, for use and habitation, lessee shall have the option of either cancelling or surrendering the said lease or rebuilding and repairing its buildings and improvements. Should lessee conclude to rebuild and repair its buildings and improvements, all rents hereinbefore reserved shall be suspended or abated until the said premises and improvements shall have been put in proper condition for use by the lessee. Should the lessee conclude not to rebuild or repair the premises but to cancel said lease, then upon ten (10) days' written notice by the lessee to the lessor this lease shall be considered at an end and all rents hereinbefore reserved shall cease at the expiration of the said ten (10) day period.

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