

to Tenant notice in writing of their intention so to do within thirty (30) days after the date of such fire or other casualty. If Lessors shall give such notice to Tenant, this Lease and the term, covenants and provisions hereby created, shall, upon the expiration of ten (10) days from the date of the sending of such notice, expire as fully and as completely as if the date of the expiration of said ten-day period were the date definitely fixed herein for the expiration of the term hereby created, and the rent payable hereunder shall be apportioned equitably.

Section 14. Continuation of Lease After Casualty. If the building situate upon the leased premises shall be damaged by fire or other casualty and Lessors do not decide to demolish, or substantially alter or substantially reconstruct the leased premises and give notice thereof as hereinbefore provided in Section 13, this Lease shall continue, and the leased premises shall be repaired by Lessors at Lessors' expense as speedily as practicable to substantially the same condition as prior to the casualty, and the rent during the period of such repairs shall be equitably adjusted. If the leased premises shall be damaged by fire or other casualty so that the same be rendered partially or wholly untenable, the rent payable hereunder shall be equitably adjusted or abated until such damages shall have been repaired, as aforesaid; or, if the term hereof be accelerated because of such fire or other casualty, as hereinbefore provided, in Section 13, then until the date of such accelerated termination; provided, however, that no allowance or abatement in rent shall be made for any time during which Lessors are prevented from entering and repairing the leased premises by Tenant whether because of Tenant's insurance claims or otherwise. In repairing the leased premises Lessors shall not be obligated to repair or restore any fixtures, decorations or improvements installed by Tenant; provided, however, that Tenant may provide its own insurance coverage on said fixtures, decorations or improvements installed by it, whether or not the same shall have become a part of the realty. Lessors shall not be liable in any way for any inconvenience or annoyance to Tenant or injury to the business of Tenant arising from the necessity of repairing the leased premises or any part thereof, or any portion of the building, or the time consumed in making such repairs, or arising from the termination of this Lease as hereinbefore provided.

Section 15. Limitation of Liability of Lessors and Damages Caused by Defective Systems. The Lessors shall not be responsible for injuries or damages to any person or property on the demised premises, from any cause whatsoever, except injuries and damages caused solely by the Lessors, their agents, servants, employees or licensees, and injuries and damages resulting from a patent or ascertained defect in the portion of the building the Lessors are obliged to keep in repair, and then only after the Lessors have received written notice from the Tenant that such defect exists. Notwithstanding anything herein contained or implied to the contrary, Lessors shall not be liable for any failure of air conditioning, water supply, heat or electric current, or for any injury or damage which may be sustained to person or property by Tenant, or by any other person, firm or corporation caused by or resulting from heat, air conditioning, steam, gas, electricity, water, rain, ice or snow, which may leak into, issue or flow from any part of the building, or from the pipes, wires, plumbing works or electrical fixtures of the same.

Section 16. Right of Entry by Lessors. Lessors and Lessors' agents and servants, with the prior approval of Tenant, shall have the right to enter into and

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