

4. During the term of this lease, Lessor shall keep the building situate on the leased premises and the fixtures therein adequately insured against loss by fire or other casualty. Should the demised premises be destroyed or so damaged by fire or other casualty as to render the same unfit for occupancy, the Lessor agrees to restore the same in substantially the same condition as before the destruction, within a reasonable time, and the rental provided shall be abated until said premises shall have been restored by the Lessor. In the event damage by fire or other casualty does not impair Lessee's ability to continue to operate his present business on the premises, the rental herein provided shall continue, reduced proportionately as to such part of the premises which are unusable until repaired by Lessor.

5. Lessee shall maintain in good condition the demised premises and fixtures and, at Lessee's own expense, make all repairs and replacements that are necessary to keep the premises in first class order during the term of this lease, said repairs to be made in the class and manner as the original work. Lessee further agrees, and is responsible for, any repairs necessary to any portion of the demised premises which are not covered under the insurance policy held by Lessor hereinabove set out.

6. Lessee shall, upon the expiration of this lease, or upon the lawful termination of this lease, quit and surrender the premises and fixtures hereby demised in as good order and condition as when received, reasonable wear and tear excepted.

7. Lessee shall furnish and pay for all heat, water, electricity and any and all public utilities used by it on said premises or those claiming under it, and agrees to indemnify the Lessor for any expenses incurred on its behalf in the furnishing of heat, water, electricity or any and all other public utilities.

8. In the event of failure of the Lessee to pay the rental when due, or in the event the premises are vacated before the expiration of this lease, or the Lessee goes into voluntary or involuntary bankruptcy, or receivership, or makes a general assignment

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