

11. REPAIRS BY TENANT: Except as otherwise provided herein, Tenant shall keep the interior and exterior of all improvements on the demised premises, including but not limited to the roof of any and all buildings, air conditioning, plumbing, electrical, heating and water systems, in a reasonable state of repair and preservation and shall, upon the termination of this Lease, render the same to the Landowner in as good a condition as the same was upon the commencement of this Lease and options if exercised, reasonable wear and tear excepted, and the Tenant does further agree that it will erect no additional structures upon leased premises without the consent of the Landowner, which consent shall not be unreasonably withheld.

12. FIXTURES: Tenant may, if all rents due hereunder have been paid in full and all matter and things herein agreed to be done and performed have in fact been done and performed, remove within fifteen (15) days after termination of this Lease all fixtures, appliances and improvements belonging to it; provided that any damage or disfigurement to the premises caused by such removal shall be promptly repaired.

13. DESTRUCTION OF IMPROVEMENTS: In the event the improvements on the demised premises shall be damaged by fire or other casualty, Landowner shall, at its expense and as promptly as may be reasonably practical, restore said improvements, and the monthly rental shall be equitably abated for any period during which said building may be wholly or partially untenable by reason of said fire or other casualty, provided the Landowner is not prohibited from repairing by any State or other laws. If the improvements on said demised premises shall be, solely in the opinion of the Landowner, destroyed by fire or other casualty, Tenant shall have the option of cancelling said Lease or continuing same. Should Tenant elect to continue said Lease, the Landowner shall, at his expense, rebuild same as hereinabove provided and the monthly rental shall, during such rebuilding, be equitably abated. In any event, Landowner shall be entitled to receive all insurance proceeds.

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