

extension thereof, Lessee agrees to remove such signs or other devices and to repair any and all damage to the demised premises which may result from such removal.

8. Lessee agrees that the leased premises and improvements thereon will, upon completion, comply in every particular with all sanitary, labor and building requirements of all laws or regulations applicable thereto.

9. It is agreed that Lessee will, when feasible, during the continuance of this lease at Lessee's own cost and expense, keep the building or buildings to be erected by them on the demised premises insured against loss by fire.

10. The Lessee agrees that it will promptly pay as and when the same becomes due and payable all taxes, levies and assessments levied upon the demised premises. Lessee also covenants that Lessee will pay all water, gas and electricity used on the demised premises during the continuance of this lease and should the Lessee fail to make any of said payments, the Lessor, at Lessor's option, may make said payments and increase the rental by said amounts paid.

11. If substantially all of the leased premises shall be taken for public and quasi-public use by any public or quasi-public authority under the power of eminent domain, then the term of this lease shall terminate as of the date possession shall be taken by such authority, and the rent shall be paid up to that date with a proportionate refund by the landlord of any rent paid in advance. In the event of such a termination of this lease, the Lessee shall be entitled to claim in the condemnation proceedings in an amount equal to the unamortized cost (depreciated on a straight-line basis computed monthly) to the Lessee of all

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