

this lease may at the option of the Lessor or the Lessee, exercises within thirty (30) days from the date of such casualty, be immediately terminated upon written notice.

In the event any portion of the demised buildings is taken by condemnation during the term of the Lease; then the rental stipulated herein shall be reduced in the ratio that the area taken shall bear to the entire building area included in this lease.

In the event of such condemnation proceeding or any other taking of a portion of the demised premises, Lessee shall have any and all rights of all action against any public or private authority that shall institute and prosecute such condemnation proceedings for all damages which may accrue to Lessee by reason of any loss, damage or injury to any of its property that shall then be on or in the demised premises.

The Lessee agrees to indemnify and save harmless the Lessor from any an all claims and demands for injury or damage to any person which may be asserted or made against Lessor on account of Lessee's use of the leased premises or any part thereof.

The Lessee shall at all times during the term hereof keep in effect in responsible companies, liability insurance in the names of and for the benefit of the Lessor and the Lessee as appropriate, with limits of \$100,000/300,000 Bodily Injury, and \$50,000 Property Damage. Lessor's name to appear on insurance certificate as an additional insured as their interest may appear.

Lessee agrees to reimburse Lessor for any increase in its property insurance premiums caused solely by the occupancy of the Lessee, proof and reasons for such increases will be made available to Lessee prior to such reimbursement.

Lessor shall have the right to enter in and upon the premises during reasonable business hours for the purpose of examining and inspecting the same and at any time within ninety (90) days prior to the expiration of the term of the lease Lessor shall have the right to place signs "For Sale" or other similar signs on the outside of the leased buildings and shall have the right to show such premises to prospective tenants or purchasers and such authority shall extend to duly authorized agents of Lessor. Such signs and/or