

suspended or abated and all damages shall belong to the Landlord.

FIRE AND CASUALTY DAMAGE. If at any time after the execution hereof the improvements then included within the demised premises are destroyed or damaged by fire, the elements or casualty, the Landlord, at its expense, shall, insofar as insurance proceeds are available and sufficient, promptly restore or rebuild them as nearly as practicable to the condition existing just prior to such destruction or damage; except that if said improvements are destroyed or damaged during the last two (2) years of the term of the Lease (and if said term shall have been extended then this provision shall apply only to the last two (2) years of the latest extension of said term) to the extent of fifty per cent (50%) or more of the then value of said improvements, then either party may terminate the lease as of the date of such damage or destruction by giving notice to the other party within thirty (30) days thereafter of its election so to do. In the event the Lease should be so cancelled as in this paragraph permitted, then all unearned rent and other charges paid in advance by the Tenant pursuant to this Lease Agreement shall be refunded to the Tenant.

In the event the premises shall be only partially destroyed or rendered partially unfit by fire or other casualty, the insurance proceeds payable to Landlord shall be used to restore said premises insofar as said insurance proceeds are available and sufficient.

Until such time as the premises are restored or rebuilt, the rental shall be apportioned according to the part of the premises, if any, which are actually being used and occupied by the Tenant.

INSURANCE. At all times after the execution hereof the Landlord shall carry fire insurance on the improvements then and thereafter included in the demised premises in solvent and responsible companies equal in amount to the full insurable value of the improvements required to be insured hereunder.

Any proceeds under such insurance policies shall be held by the Landlord as a trust fund and applied and disbursed by it

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