

The Lessor shall make the entire proceeds of the fire insurance policies available for application to the cost of restoring and shall keep said proceeds in a separate trust account for that purpose. Upon completion of the restoration of the building, the Lessee shall continue the operation of its business and rent shall be due and payable from the date of delivery of the restored premises.

(11) CURE OF DEFAULT: If either party defaults in compliance with any term or covenant on its part herein contained to be performed, the defaulting party shall be given thirty (30) days written notice by registered or certified mail, by the other party, to cure said default.

(12) SUB-LEASING: Lessee shall not sublease the premises, in whole or in part, except upon prior written consent of Lessor; in the event of a sublease, Lessee shall remain fully liable for performance of all obligations under the terms and conditions of this Lease.

(13) SURRENDER: Upon the expiration or other termination of the terms of this Lease, Lessee shall quit and surrender to Lessor the demised premises, broom clean, in good order and condition, ordinary wear and damage by the elements excepted. If the last day of the term of this Lease, or any renewal thereof, falls on Sunday, this Lease shall expire on the business day immediately following. Lessee shall remove all property of Lessee as directed by Lessor and failing to do so, Lessor may cause all of the said property to be removed at the expense of the Lessee, and Lessee hereby agrees to pay all costs and expenses thereby incurred. Lessee's obligations to observe or perform this covenant shall survive the expiration or other termination of the terms of this Lease.

(14) TITLE, PAYMENT OF TAXES, ASSESSMENTS AND MORTGAGES:

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