

which will violate any present or future laws or regulations of any governmental authority.

15. If the building on the leased premises be partially damaged by fire or other casualty, the Lessors shall, within a reasonable time after notification to it by the Lessee of such damage, restore the building to substantially the same condition as before such fire or other casualty, and a proportionate amount of the rent, as determined by the extent of such damage, shall be abated until the restoration of said building. If such fire or other casualty shall substantially damage or destroy the building so as to render it substantially unfit for the use of the Lessee, this lease may be terminated by either the Lessors or the Lessee upon written notice to the other within thirty (30) days after such fire or other casualty, but, if this lease is not so canceled, the Lessors shall restore the building to substantially the condition in which it existed prior to such fire or other casualty within a reasonable time thereafter, in which event the rent shall abate until the completion of the repairs.

16. The Lessors do hereby agree that they shall pay promptly when due all installments on any mortgage which they may have placed upon the leased premises during the term of this lease. However, if they shall be unable to pay any such installments, they shall promptly notify the Lessee, whereupon the Lessee may make such payment and deduct the amount thereof, with its costs, if any, from any subsequent rent payments due or to become due to the Lessors.

17. If the leased premises (or such portion thereof which may render the leased premises unsuitable for the purposes herein leased) is condemned for public use under