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or destruction and there shall be no liability for payment of rent thereafter, and if rent has been paid for a period of time subsequent to such destruction, same shall be returned by the Lessor to the Lessee. Provided further that in the event of less than total damage or destruction of said premises, the Lessee, at its option, shall have not less than three (3) months in which to vacate said premises and surrender possession, and the rent during such period shall be diminished in proportion to the extent of the damage. In the event the Lessor shall elect to restore said building, he shall proceed with such work with all reasonable dispatch and the Lessee shall be released from liability for payment of rent in proportion to the extent of the damage to said premises, until and unless the building shall have been fully restored.

The Lessee shall have the right at the end of the term of this lease or an extension thereof to remove any fixtures it may have placed on said premises during such tenancy; provided, however, it shall repair and make good any damage to the building resulting from the removal of such fixtures, and shall leave said premises broom clean and in suitable condition for immediate occupancy by any subsequent lessee.

It is further agreed that if any rent payment herein stipulated be at any time past due and unpaid for a period of thirty (30) days, or if said Lessee or any other person, firm or corporation occupying said premises be adjudged bankrupt or become insolvent or make an assignment for the benefit of creditors or abandon said premises or use them for any purpose which may cause them to deteriorate in value or constitute a nuisance to the neighbors, or if any condition hereof be violated, then, at the option of said Lessor, it shall be lawful for him or his agents, without suit or process, forthwith or within a reasonable time thereafter, to declare this contract terminated, enter upon said premises, resume the possession thereof and remove all