

therein. The Lessee shall also be responsible for the maintenance, both outside and inside, of all capital improvements made by the Lessee to the leased property during the term of this lease or any renewal thereof.

5. In the event that said building now on the leased property is wholly or partially destroyed, appropriate steps will be taken as promptly as practicable by the Lessor to restore said building to substantially the same condition it was in prior to such destruction, and during such period of restoration, the rent payable herein shall be adjusted in proportion to the degree the building is not usable as aforesaid by the Lessee, provided, however, as to capital improvements made by the Lessee as aforesaid, the Lessee shall have the sole responsibility (to the extent provided in paragraph 3. hereof) for restoring such improvements, in case of complete or partial destruction thereof.

6. If the leased property, or such substantial portion thereof as would render the remainder unsuitable for the aforesaid use by the Lessee, is taken under the power of eminent domain, then this lease shall terminate forthwith. If such taking shall not render the property unsuitable for such use, a just proportion of the rent shall be abated and this lease shall continue in full force and effect. Any award or damages for any taking under such power of eminent domain shall be paid to the Lessor, and the Lessee shall have no claim or interest therein.

7. In the event the Lessee should vacate said leased property during the continuance of said term or a renewal thereof, without the written consent of the Lessor, then the rental for the whole term to be paid thereafter shall become immediately due, payable and collectible.

8. In the event the Lessee shall be adjudicated a bankrupt or go into or be placed in the hands of a receiver or make an

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