

keep the building and improvements erected on the leased premises fully insured during the entire term of this lease from its loss, damage or destruction by fire or other casualty or peril to the full insurable value thereof. Said policy shall be written in the name of the Lessor and in the event of any loss, destruction or damage by fire or other casualty, the proceeds of said policy shall be paid by the insurance company to the Lessor.

In the event the demised premises shall be destroyed completely or rendered wholly unfit for occupancy by fire or other casualty, this lease may at the option of Lessor or Lessee, exercised within thirty (30) days from the date of such casualty, be immediately terminated upon written notice. In the event the option to cancel is not exercised within said thirty (30) day period by either Lessor or Lessee, Lessor shall, insofar as any insurance proceeds are available, use the same to restore said premises.

In the event the premises shall be only partially destroyed or rendered partially unfit by fire or other casualty, the insurance proceeds payable to Lessor shall be used to restore said premises insofar as said insurance proceeds are available. Until the premises are restored, the rental shall be apportioned according to the part of the premises which are usable by Lessee.

Lessee agrees to indemnify and save harmless the Lessor from any and all claims and demands for injury or damage to any person which may be asserted or made against Lessor with respect to the leased premises or any part thereof.

Lessor shall have the right to enter in and upon the premises during reasonable business hours for the purpose of examining and inspecting the same and at any time within three (3) months prior to the expiration of the term of this lease (provided no arrangements

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