

In the event the improvements situate upon said premises shall, during the term of this lease or any renewal thereof, become partially damaged by fire or other casualty to such extent as will, in the opinion of the Lessor, justify a repair of said improvements, the Lessor will, within a reasonable time thereafter, repair said damaged portions of said improvements and during the period necessary for the making of said repairs, the rent shall be proportionately abated in proportion to the part of said building that may be rendered unfit for use by the Lessees. However, should said improvements become damaged by fire or other casualty to such extent as to render the same generally unfit for use by the Lessees, this Lease shall thereupon terminate at the option of either party hereto, whereupon the rental herein provided shall cease.

In the event one month's rental shall be in arrears and unpaid for a period of thirty (30) days from and after its due date, or in the event the Lessees or their assignee shall be adjudicated bankrupt or placed in the hands of a receiver or shall make an assignment for the benefit of their creditors, upon the happening of either event, this lease shall thereupon terminate at the option of the Lessor.

The Lessees further agree to protect and save harmless the Lessor herein from any loss or damage by reason of any loss, injury or damage to any person or property resulting from the use of said premises by the Lessees herein, except where such loss, injury or damage is a result of