

This does not confer any obligation upon the Lessee to do so as regards said payments, but it has the right to do so if it so desires at any time during the term of this lease. Any mortgage on the demised premises, however, shall contain a clause requiring the mortgagee to give the Lessee written notice by registered mail at least twenty (20) days prior to the commencement of an action by said mortgagee to foreclose its mortgage on the demised premises, and Lessee shall have the opportunity to cure Lessor's default on said mortgage in the manner and method set forth in this section.

ARTICLE XVII - DAMAGE BY FIRE, ETC.

Section 1. If the building comprising the demised premises should be damaged or destroyed during the demised term by fire or other casualty covered by extended coverage, Lessor shall, subject to unavoidable delays, repair and/or rebuild the same to substantially the condition it was in immediately prior to such damage or destruction, except as in this Article provided. Lessor's obligation under this Article shall not include any obligation to repair or rebuild any bowling alleys or equipment or any other trade fixtures or equipment. Lessor shall not be required to but Lessee shall, subject to unavoidable delays, replace or restore forthwith any trade fixtures, trade equipment or signs.

Section 2. Lessee agrees, during any period of partial reconstruction or repair of the demised premises, to continue the operation of the business in the demised premises to the extent reasonably practicable from the standpoint of good business.

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