

ASSIGNMENT:

The Lessee shall neither assign or sub-let any part or the whole of said premises without the written consent of the Lessor, which consent shall not be unreasonably withheld, and even in such case the Lessee shall remain liable under this lease in the event of the default on the part of any assignee or sub-tenant in carrying out the terms, conditions and obligations of this lease.

INSURANCE:

Lessor, throughout the term of this lease shall procure and maintain fire and extended coverage insurance on the demised premises for the full insurable value thereof. The Lessee will not do, suffer or permit anything to be done in or about the premises that will affect, impair or contravene any policies of insurance against the loss or damage by fire, casualty or otherwise that may be placed thereon by the Lessor, and in the case the insurance on the premises is increased on account of any act of the Lessee in connection with the use or occupancy of said premises other than the normal operation of Lessee's business, such increase in insurance premiums shall be paid by the Lessee and shall be due and payable when the next installment of rent is due.

DAMAGE TO OR DESTRUCTION
OF IMPROVEMENTS:

If the building on said premises shall be rendered untenantably by fire or other casualty, the Lessor will, within ninety (90) days from the date of said damage or destruction, repair or replace said building so that Lessee may continue in occupancy. It is further agreed, however, that the rent herein required to be paid shall abate during said period of untenantability. It is further agreed that if said building cannot be replaced or repaired in ninety (90) days due to the inability of the Lessor to obtain materials and labor needed therefor, any strikes, or acts of God, or governmental restrictions that would prohibit, limit or delay said construction, then the time for completion of such repair or replacement shall be extended accordingly, provided, however, that, in any event, if the repair or replacement of the building has not been completed within a period of six months from the date of said damage or destruction, Lessee may at its option terminate this lease. It is further understood and agreed that in case of any damage or destruction occurring during the last three years of the original term of this lease or during any extension of the term, to the extent of 50% or more of the insurable value of the building, Lessor may, at Lessor's option to be evidenced by notice in writing given

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