

described, for which it is responsible, to remain unpaid, the Lessee may, at its option, pay same and deduct such amount or amounts from the rental AND likewise if the Lessee should allow any lien, herein described, for which it is responsible, the Lessor, may at its option, pay same and such amount or amounts shall be added to and treated the same as the next rental payment falling due and such amount or amounts not then paid shall bear the same consequences as heretofore described for unpaid rent.

It is anticipated that the Lessee, from time to time, may require alterations to existing facilities and/or additional facilities for the conduct of its business on the demised premises; however, the Lessor must approve any such proposed alterations or additions and if the Lessor does approve; the Lessee shall, at its own expense, alter or add to the existing facilities according to plans and specifications agreed upon by the Lessor. PROVIDED that any and all such fixtures, alterations, improvements or additions to said demised premises shall upon the termination of this lease, for whatever reason, remain a part of said premises and become the property of the Lessor without any payment being made by the Lessor to the Lessee.

That should the building on the demised premises be so damaged by fire or other casualty as to be unfit for occupation or use, the rent, or a fair and just portion thereof shall be abated until the premises shall have been restored by the Lessor. Should the building, however, be destroyed or damaged to the extent of fifty (50%) per cent or more of its value by fire or other casualty, either party shall have the right to terminate