

of the lease, in as good condition as same are now, reasonable wear, fire and other casualty excepted.

The Lessee shall have the right at its own expense to make such changes in the interior of the buildings on the leased premises as it may desire, and shall have the right, at the termination of the lease, or at any time prior thereto, to remove from said premises any and all fixtures, furniture, equipment and other property, including air conditioning equipment and heating equipment, which it may have placed thereon, provided the interior of the buildings are left in as good condition as the same were at the beginning of the term, reasonable wear, fire and other casualty excepted.

The Lessee shall have the right to use the storage shed which is approximately 22 by 31 feet, located on the leased property.

In the event of damage to the leased premises by fire or other casualty, the Lessor shall proceed at once to repair and replace the same; if the damage is such as not substantially or unreasonably to interfere with the use of the premises by the Lessee, the rent to be paid shall be abated to the extent that the premises cannot be satisfactorily occupied by the Lessee, until such damage is repaired by the Lessor. Should the leased premises be destroyed or damaged to the extent that same cannot satisfactorily be occupied by the Lessee in its opinion, the Lessee shall not be required to pay said rental from the time said destruction or damage occurs until the premises shall be repaired or replaced in a manner satisfactory to the Lessee, and