

area of the premises; but nothing herein shall be deemed a waiver of the sole right of COMPANY to any award for damages to it or its leasehold interest caused by such taking, whether made separately or as a part of a general award.

12. SET-OFF OF DEBTS.

COMPANY shall have the privilege of retaining and applying any and all rentals at any time due hereunder to any indebtedness that may be due COMPANY from LESSOR.

13. MISCELLANEOUS.

This lease, and any supplement or amendment thereto, shall not be binding on COMPANY unless and until signed by the proper officials of COMPANY. This lease merges all prior negotiations between the parties and constitutes their entire contract in relation to the subject matter hereof and the parties intend to be legally bound.

14. MAINTENANCE.

The leased premises shall at all times be maintained in a good state of repair and improvement during the life of this agreement, and all repairs which may be necessary in order that the premises and improvements may be maintained in as good a condition as they now are, normal wear and tear excepted, shall be made at the expense of the LESSOR, except that all interior painting, redecoration or alterations which the COMPANY may choose to make shall be made at the expense of the COMPANY.

15. INSURANCE.

The LESSOR agrees to keep the premises insured in a sum equal to the value thereof and in the event of the loss of said improvements by fire, windstorm or other casualty, to immediately restore or rebuild the building located on the property and replace said building with a similar or better type of structure. During the period that said building is untenable by reason of fire, windstorm or other casualty, and it be unfit for occupancy for the purposes for which it is being hereby let, the rental hereinbefore stipulated to be paid by the COMPANY, or such portion thereof as may in the circumstances be just, shall by LESSOR be remitted and abated

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