

as prior to such damage or injury. In such event, the rents shall abate in proportion to the restrictive use by the Tenants prior to the repair or restoration.

Should said building now existing be so extensively damaged by fire or other casualty as to require substantial rebuilding, then the Landlords or Tenants shall have the option to rebuild or cancel this Lease.

7. The Tenants agree that during the term hereof, or any extension or renewal hereof, they will keep the plumbing and electrical systems in repair.

The Tenants shall also keep, maintain and repair at their expense all interior portions of the demised premises, excepting structural repairs and all repairs which are made necessary by reason of fire and other unavoidable casualties covered by Landlords' fire and extended coverage insurance, excepting reasonable wear and tear. Within such repair responsibility of Tenants shall be included: all air conditioning and heating equipment.

8. The Tenants, at their own expense, may from time to time during the term of this Lease make any interior or exterior alterations, additions and improvements in and to the demised premises which they may deem necessary or desirable and which do not adversely affect the structural integrity thereof, but they shall make them in a good workmanlike manner and in accordance with all valid requirements of municipal or other governmental authorities.

Tenants may construct and build or install in said premises any and all racks, counters, shelves and other fixtures and equipment of every kind and nature as may be necessary or desirable in the Tenants' business, which racks, counters, shelves and other fixtures and equipment shall at all times be and remain the property of the Tenants, and Tenants shall have the right to remove all or any part of the same from said premises at any time; provided, Tenants shall repair or reimburse Landlords for the cost of repairing any damage to said premises resulting from the installation or removal of such items.

9. The Tenants agree to pay all charges for telephone, electricity, water, gas and other utility used by Tenants on the demised premises.

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