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vision of this lease, to remove from the leased premises his trade fixtures and any equipment or appliances which he may install, provided that such removal shall cause no more than surface damage to the leased premises and the Lessee shall promptly and properly repair such damage.

13. If the building on the leased premises is partially damaged by fire or other casualty, the Lessor shall, within a reasonable time after notification to him by the Lessee of such damage, restore the building to substantially the same condition as before such fire or other casualty, and a proportionate amount of the rent, as determined by the extent of such damage, shall be abated until the restoration of the building. If such fire or other casualty shall substantially damage or destroy the building on the leased premises, this lease may be terminated by either the Lessor or the Lessee upon written notice to the other within thirty (30) days after such fire or other casualty, but, if this lease is not cancelled, the Lessor shall restore the building to substantially the condition in which it existed prior to such fire or other casualty within a reasonable time thereafter, in which event the rent shall abate until completion of the repairs.

14. The Lessee shall have the right to make improvements and alterations to the leased premises and the building thereon. The Lessee shall promptly pay when due all costs thereof, and no person furnishing labor or materials for such improvements and alterations shall have any right to file a mechanics' lien or other charge against the leased premises or the Lessor because of such labor and materials.

15. If the leased premises (or such part thereof which shall make the leased property unsuitable for the Lessee's purposes) are condemned by eminent domain by any legally constituted authority, this lease shall terminate when possession is taken by such authority, whether by condemnation or private