

16. Utilities. Tenant shall pay all license fees and occupancy taxes covering the conduct of its business and all taxes and charges for water, gas and electric current, and any other public utility or service used by said Tenant. Likewise, Tenant shall maintain the interior of the building in a proper condition suitable to its business operation and shall be responsible for the maintaining, in good order, of the plumbing, heating and air conditioning systems and other expenses, repairs and adjustments not involved with the roof or outer walls. The Tenant may erect any advertisements, outside or inside, subject to Landlord's prior written approval. The Tenant shall maintain the adjacent parking lot in a reasonable condition.

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17. Damage or Destruction to Premises. If all or any part of the leased premises is damaged or destroyed by fire or other casualty insured under the standard fire insurance policy with approved standard extended coverage endorsement applicable to the leased premises, the Landlord shall, except as otherwise provided herein, repair and rebuild the leased premises with reasonable diligence, and if there is a substantial interference with the operation of the Tenant's business in the leased premises requiring the Tenant temporarily to close its business to the public, the minimum rental shall be equitably apportioned for the duration of such repairs in proportion to the extent to which there is interference with the operation of the Tenant's business. Notwithstanding the foregoing provisions, in the event the leased premises shall be damaged by fire or other insured casualty due to the fault or neglect of the Tenant, or the Tenant's servants, employees, contractors, agents, visitors, or licensees, then, without prejudice to any other rights and remedies of the Landlord, the damage shall be repaired by the Landlord, but there shall be no apportionment or abatement of any rent. Except to the extent provided for in this paragraph, neither the rent payable by the Tenant nor any of the Tenant's other obligations under any provision of this lease shall be affected by any damage to or destruction of the leased premises by any cause whatsoever, and the Tenant hereby expressly waives any and all additional rights it might otherwise have under any law or statute.

18. Bankruptcy, Receivership, Etc. If an execution or other process be levied on the interest of the Tenant in this lease and Tenant

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