

## FIRE INSURANCE

10. Lessor has obtained fire and extended risk insurance. Lessee agrees to pay prorata share of any increase over and above the 1984 base year of fire and extended risk premiums based on leaseable floor space in this building. The Lessor will render a detailed invoice to the Lessee thirty (30) days prior to the date the insurance premium becomes due and payable. The Lessor shall not be responsible for providing contents insurance for the Lessee's tangible personal property located on the premises.

## DESTRUCTION

11. In case of the destruction of the leased building by fire or other casualty, during the term of this lease or in case of such partial destruction thereof as to render the leased premises wholly unfit for occupancy, or should said premises be so badly damaged that the same cannot be repaired within ninety (90) days from the happening of such fire or other casualty, this lease shall at the option of either party become null and void and the Lessee shall immediately surrender said premises to the Lessor and shall pay rent only to the time of such surrender. In the event said premises are repairable within ninety (90) days from the happening of said fire or other casualty, the Lessor shall repair the same with all reasonable speed and while such repairs are being made, the rent herein provided shall be abated in proportion to the usability of the leased premises for the purposes hereinabove provided, the full rent as provided to recommence immediately after said repairs have been completed. If said premises are only slightly damaged as aforesaid, to such an extent as not to render them unacceptable for the aforesaid purposes, the Lessor shall make the necessary repairs with reasonable promptness and in such case the rent therefore shall not be abated. In all cases of fire or other casualty, the Lessee shall immediately notify the Lessor.

## CONDEMNATION

12. In the event the whole of the demised premises shall be taken or condemned for a public or quasi-public use or purpose by any competent authority, then the term of this Lease shall terminate when possession of the demised premises shall be required for such use or purpose.

12.1. No rental shall abate for any taking of parking lot; it being the intention that the abatement shall be only for actual physical structures.

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