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(8) The Sub-Lessee during the term hereof shall at its own expense maintain the interior of said premises in a reasonably good state of repair, replacing all broken glass, and at the termination hereof will deliver up the premises in as good condition as they shall be upon date of occupancy thereof, reasonable wear and tear alone excepted.

(9) In the event of the bankruptcy of the Sub-Lessee, or should it be placed in the hands of a receiver, or make an assignment for the benefit of its creditors, and the same not be fully discharged within Ninety (90) days from the occurrence thereof, the Lessee may, at its option, declare this lease terminated and take immediate possession of the premises.

(10) In the event the building in which said demised premises are situate should be so damaged by fire or other casualty as to render said demised premises unfit for occupancy of use, the rent, or a fair and just portion thereof shall be abated until the said building is repaired and/or restored. Should said building, however, be destroyed or damaged to the extent of fifty per centum or more of its value by fire or other casualty, either party shall have the right to terminate this lease by giving written notice of such intention to the other party within Sixty (60) Days from the date of such damage or destruction.

(11) The Sub-Lessee shall have the right, subject to the approval of the Lessors (owners) of said building, to affix to said building signs of a reasonable size and type for advertising purposes, so long as said signs in no way injure the exterior or interior of said building.

(12) The Sub-Lessee shall protect and hold harmless the Lessee from any and all damages and liability of every nature whatsoever arising from or out of the occupancy and use by it of the premises herein demised, including any loss, liability or damage arising from the acts or negligence of its employees, servants or agents.

(13) This agreement may, at the option of the Sub-Lessee, be extended and renewed for an additional term commencing March 15,