

5. In the event of damage to the leased premises by fire or other casualty the Lessor shall proceed at once to repair and replace the same. If the damage is such as not to substantially interfere with the use of the premises by the Lessee the rent to be paid shall be abated to the extent that the premises can not satisfactorily be occupied by the Lessee until such damage is repaired by the Lessors. Should the premises be damaged to the extent that same can not be satisfactorily occupied by the Lessee, in its opinion, the Lessee shall not be required to pay any rental from the time said damage occurs until the premises shall be repaired in a manner satisfactory to the Lessee. Should the premises be destroyed by fire or other casualty this lease shall terminate and no rental shall be payable by the Lessee after the date of such destruction.

6. If default shall be made at any time by the Lessee in the payment of any rental due under the terms of this lease, and if such default shall continue for a period of ten (10) days after the Lessor shall have given the Lessee notice of such default, the Lessor may reenter and take possession of said premises without prejudice to other remedies.

7. The Lessee shall have the right to extend this lease for an additional term of two years by giving to the Lessor at least sixty (60) days previous notice in writing prior to the expiration of the lease.

IN WITNESS WHEREOF, the parties hereto have executed this instrument in duplicate this the day and year first above written.

In the presence of:

W.E. Coker  
M.L. Coleman

Attest:

[Signature]  
Assistant Secretary

Louise L. Coleman (SEAL)

DUKE POWER COMPANY

By [Signature]  
Vice President

In the presence of:

[Signature]  
R.A. Woods