

(12) The Lessee reserves the right and privilege after the payment of the rent to the expiration of this lease of removing any and all trade fixtures, furniture, equipment, and other fixtures of a similar nature purchased by it or which may be installed by or at the expense of the Lessee.

(13) (a) Should the leased premises or any part thereof be partially destroyed or damaged by fire or other casualty which does not render the leased premises unusable by the tenant, the Lessor shall repair, install and make satisfactory for occupancy and use the damaged premises by the Lessee within a reasonable time thereafter, and the rent, or a fair and just portion thereof according to the nature and extent of the damages, shall be suspended and cease to be payable until the premises or building shall be repaired, installed and made satisfactory for use and occupancy.

(b) Should the leased premises or a substantial portion thereof be completely destroyed by fire or other casualty so as to be unfit for use and occupancy by tenant, then this lease shall automatically terminate.

(14) It is further understood and agreed that should any installment of rent be past due and unpaid by the Lessee, or should the Lessee fail to perform any of the terms and conditions of this lease to be performed by it or should the Lessee fail to pay any indebtedness due by it unto the Lessor or in the event the business of the Lessee is discontinued or the premises vacated before the expiration of this lease, or should the Lessee go into bankruptcy or is placed in the hands of a receiver, then, in such event, the Lessor shall have the option of either: (a) declaring the full rental price as due and payable for the entire term, in which event the Lessor shall have the right to take immediate possession of the premises and re-lease the same if possible and credit the Lessee with the net amount of such rent collected; or, (b) declare the lease
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