

## III.

This Lease contemplates the use of the building presently constructed upon the above described property by the Lessee and Lessor. agrees to maintain and keep in good repair the roof of the building; Lessee agrees to maintain and keep in good condition and appearance the interior of said building, including the side walls, and to return the premises to the Lessor at the end of the period of occupancy in good condition and free from damages, except for normal wear and tear.

## IV.

If, as a result of damage to or destruction of the improvements on the demised premises due to fire or the elements or as a result of any cause whatsoever, except the negligence of the Lessee, its servants, agents, or invitees, the whole or any part of the premises shall become untenable, dangerous or unfit for Lessee's use or cause the Lessees to lose the use of all or a portion of the premises, rent shall proportionately abate during the continuance of such condition; and, in the case of substantial destruction, Lessor may terminate this Lease as of such destruction by giving written notice to the other party within thirty (30) days after such damage or destruction. In case of substantial destruction, Lessee may terminate as of date of destruction unless said property is repaired and made habitable by Lessor within a reasonable period of time, not to exceed sixty (60) days from date of damage. Lessor shall not be liable for damage to or theft of contents of the building.

## V.

The Lessee agrees to allow the Lessor free access to the premises hereby leased, for the purpose of examining or exhibiting the same or to make needful repairs or alterations on said premises which the Lessor may see fit to make.