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premises at the termination of this lease or any extension thereof, provided he shall repair any damage which may be done to the demised premises because of such removal. He shall have the right to remove from the demised premises at any time any of his trade fixtures and equipment if he shall replace them with trade fixtures and equipment of a similar type.

10. ASSIGNMENT: The Lessee may assign this lease or sublet the demised premises or any part thereof without the prior consent of the Lessor, but the Lessee shall nevertheless be responsible to the Lessor for the payment of the rental for the demised premises and the observance and performance of the covenants of the Lessee under this Lease.

11. FIRE OR CASUALTY LOSS: If the building on said premises be partially damaged by fire or other casualty, the Lessor shall, within a reasonable time, restore said building to substantially the same condition as before the fire or other casualty, and a proportionate part of the rental herein provided shall be abated until the restoration of said premises. If the building on the demised premises be so destroyed or damaged by fire or other casualty as to render the same substantially unfit for occupancy by the Lessee in his business thereon, this lease may, at the option of the Lessor, be terminated.

12. PERMITTED USE: The Lessee covenants and agrees that he will not use or permit said premises to be used for any unlawful purpose, nor in violation of any valid regulation of any governmental body, or permit thereon anything which may be or become a nuisance.

13. DEFAULT: If the Lessee shall fail to pay any installment of rent or fail to correct any other breach of this

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