

The lessee shall provide fire, lightning extended coverage insurance for the full replacement value, less excludable items and normal depreciation of any and all buildings on said lease premises, or act as self-insurer. In the event of damage or destruction of said buildings or any other casualty or such partial destruction thereof as will render the same unfit in the judgment of the lessee for the use and occupancy for the purpose for which they are being used, the lessee shall have the optional right to either restore said premises and improvements with right to use any such insurance proceeds, or to pay to lessor the proceeds of such insurance, or, if lessee is self-insured, an amount equivalent thereto and to terminate the lease and be relieved of any further liability thereunder. Should lessee conclude to restore said premises and improvements, all rents hereinbefore reserved shall be suspended or abated until the said premises and improvements shall have been put in proper condition for use by the lessee. Should the lessee conclude not to restore said premises and improvements but to terminate said lease, then upon ten (10) days written notice by the Lessee to the Lessor, this lease shall be considered at an end and all rents hereinbefore reserved shall cease at the expiration of the said ten (10) day period. It is agreed and understood that the value of the buildings as used in this paragraph for insurance shall be (a) on any insurance policy it shall be the full insurable value of said building or buildings as replacement value or (b) if the Lessee should act as self-insurer the original cost of said building or buildings above grade level, the amount of which the Lessee shall give written notice to the Lessor within ninety (90) days after completion, less three (3%) per-cent depreciation annually from the date the buildings or improvements are completed, which shall be certified in writing by the Lessee to the Lessor within ninety (90) days after completion. It is further agreed that rent abated, as set forth herein, shall be for a period of not in excess of 120 days as follows: (a) Lessee shall have 30 days from destruction of the premises, in toto or partial as used heréih, in which to exercise it's option to restore or to terminate and (b) should the Lessee exercise the option to restore, the Lessee shall have not in excess of ninety (90) days from the date the option is exercised in which to restore or rebuild the improvements.

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