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(b) That if the building on the leased premises shall be partially damaged by fire or other casualty to an extent that it is temporarily unfit for occupancy, the Lessor agrees:

1. That it will promptly repair the same; and
2. The rent or a proportionate part thereof shall be abated until such repairs are made.

If said building on the leased premises shall be totally destroyed or substantially damaged by fire or other casualty to the extent that it is rendered untenable, then it is agreed:

1. The rent or a proportionate part thereof shall be abated until such building shall have been restored by the Lessor; or
2. Upon the building being totally destroyed or substantially damaged by fire or other casualty so as to render it untenable, either the Lessor or Lessee may declare this lease terminated. It is understood however that said Lessee may not terminate this lease once the Lessor has incurred any expenses or obligations in connection with the restoration of said building.

In proceeding with the restoration of said building, the Lessor shall be obligated to begin work within 30 days from the date said building is either totally destroyed or substantially damaged, and to complete said restoration within 120 days from the start thereof.

(c) That in the event of bankruptcy of the Lessee or if it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor, at its option, may declare this lease immediately terminated

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