

In the tax levy, lessee will pay to lessor the amount of such increase. Any increase in such taxes due to additional improvements placed on the property as provided for above over the amount of such taxes for the first full calendar year during which said improvements are in existence shall be paid for by lessee.

7. In the event the demised premises shall be destroyed completely by fire or other casualty, this lease may at the option of lessee, exercised within 30 days from the date of such occurrence, be immediately terminated on written notice given to lessor. In the event the option to cancel is not exercised within said 30 day period by lessee, lessor shall promptly restore said premises. The rental shall abate from the date of such fire or other casualty to the date when the premises are restored and ready for occupancy.

8. In the event that the lease is not canceled by lessee or the premises shall be only partially destroyed, the lessor shall promptly restore said premises. Until said premises are restored the rental shall be apportioned according to the part of the building which is usable by lessee.

9. Lessor covenants and agrees to insure the buildings on the demised premises against perils of fire and lightning, and the perils listed in the extended coverage endorsement in acceptable insurance companies at its own expense and for an amount of insurance which lessor deems adequate for the entire duration of the term of this lease and any extension or renewal thereof. It is further

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