

(and of its intention thereupon to collect the same) or to declare this lease terminated and thereupon to take immediate possession of the premises, collecting the rental up to the time of the re-taking of such possession; and if said rent shall not have been paid within ten (10) days of receipt by the Lessee of such notice, or if the said default of the Lessee in the performance of any of the other covenants and agreements hereof shall not have been made good within ten (10) days of its receipt of such notice, the Lessor may at any time thereafter take the action specified in such notice.

(2) 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 and use by the Lessee, the Lessor will repair the same with reasonable dispatch, and the rent provided for herein or a proportionate part of that part allocated to the building shall be abated until such repairs are made. If the 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, the entire rent provided for herein or a proportionate part thereof shall be abated until said building shall have been restored by the Lessor, or either the Lessor or the Lessee may declare this lease as herein written terminated, provided written notice thereof be given to the other party within thirty (30) days from the date of such casualty.

(3) If the leased premises or a substantial part thereof are taken under the power of eminent domain so as to render the remainder unsuitable for the purposes of the Lessee, then this lease may be terminated at the election of either party, provided

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