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During the term of this lease, the Lessee is hereby given the option to purchase the building and the lot upon which same is situate at a price to be agreed upon, and in the event the Lessor is offered a satisfactory price for said lot and building during the life of this lease, the said Lessee is hereby given the refusal of said property at the same figure, such right or option to be exercised within ten (10) days from receipt of written notice from the Lessor setting forth the said offer.

It is further agreed that should said building be partially destroyed or partially damaged by windstorm or lightning, or by fire or other cause (not due to any act or neglect of said Lessee or of any person on the premises by its permission, express or implied) to an extent not exceeding twenty-five (25%) per cent thereof, so that said premises may still be used by said Lessee without being substantially inconvenienced, said Lessor shall, within three (3) weeks after notice of such partial destruction or damage, proceed with all reasonable dispatch to repair and restore said building, in which case this lease shall continue as though no such injury had occurred, and the rent shall be reasonably diminished for the period during which said building shall remain partially unfit for occupancy.

It is further agreed that if at any time during the period of this lease or any extension thereof, the building on said premises shall be destroyed or so damaged by fire or other cause not due to the act or neglect of the Lessee or of any person on said premises by its permission, as to be rendered totally unfit for occupancy, or in the event of partial destruction or damage in excess of twenty-five (25%) per cent thereof, the Lessor may elect either to restore said building or to terminate this lease and shall within three weeks give notice to the Lessee of such election. In the event he shall elect to terminate this lease, or in the event the premises shall be rendered totally unfit for occupancy, rent shall be paid to the date of such damage